



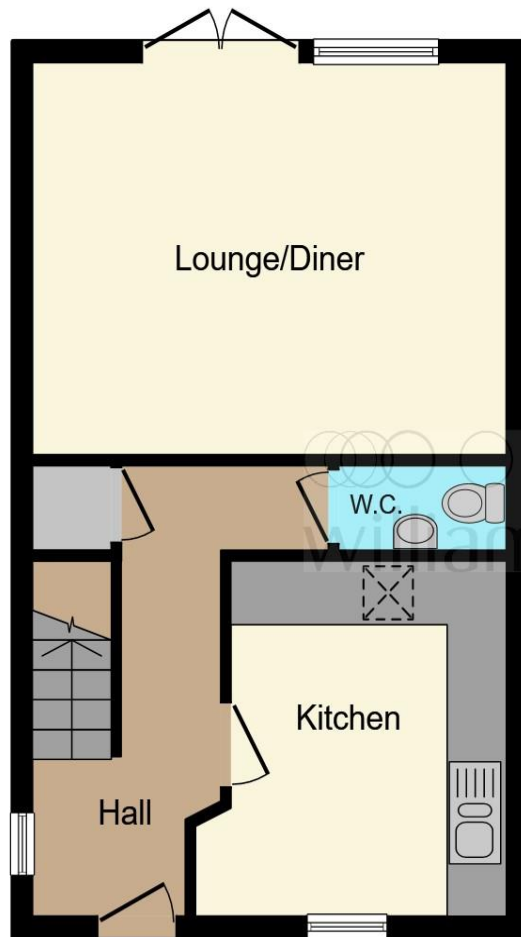
Kelburn Road, Orton Northgate Peterborough PE2 6DD

welcome to

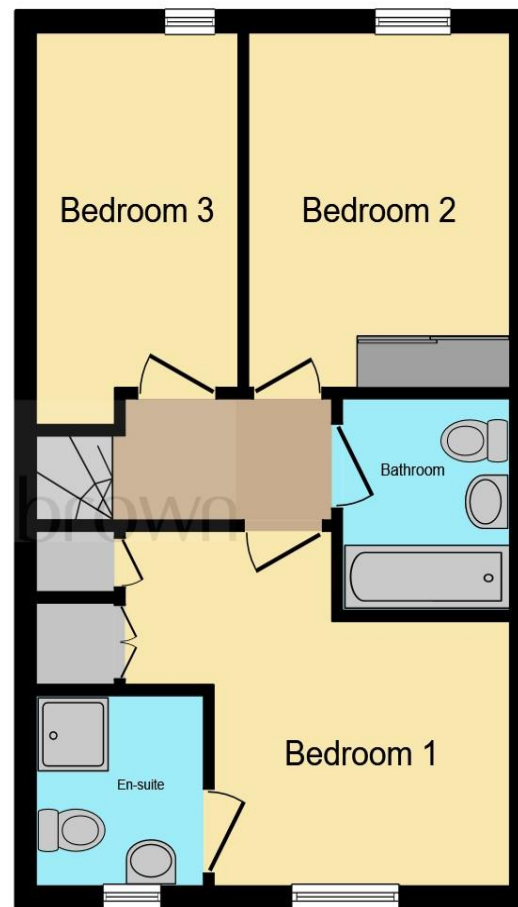
Kelburn Road, Orton Northgate Peterborough

Located in the ever-popular location of Orton Northgate this wonderful THREE BEDROOM END OF TERRACE home offers the perfect opportunity for all buyers alike. The beautiful property compromises as follows. A warm welcoming ENTRANCE HALL to the right you will find the handsomely presented KITCHEN. To the end of the entrance hall, you will find the lovely and large LOUNGE/DINER the perfect space to entertain guests. Downstairs also boasts from a W/C again perfect for guests. As well as ample UNDERSTAIRS STORAGE. Upstairs comprises of THREE BEDROOMS one of which benefits from a beautiful three-piece EN-SUITE SHOWER ROOM as well as a lovely THREE-PIECE FAMILY BATHROOM. The loft is fully boarded with loft ladder. The exterior benefits from a gorgeous and private REAR GARDEN. You also benefit from a DRIVEWAY and a lovely little front garden. Viewings on this wonderful property are highly advised.





Ground Floor



First Floor

Entrance Hall

Cloakroom

Lounge

15' 9" x 12' 5" (4.80m x 3.78m)

Kitchen

11' 2" x 10' 1" (3.40m x 3.07m)

First Floor And Landing

Bedroom One

12' 6" x 12' 4" (3.81m x 3.76m)

En-Suite

Bedroom Two

10' 9" x 8' 6" (3.28m x 2.59m)

Bedroom Three

12' 11" x 6' 6" (3.94m x 1.98m)

Family Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to
Kelburn Road, Orton Northgate
Peterborough

- End of Terrace House
- Driveway
- Three Bedrooms
- En-Suite
- Rear Garden

Tenure: Freehold EPC Rating: C

offers in excess of

£270,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG122145



Property Ref:
PCG122145 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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