



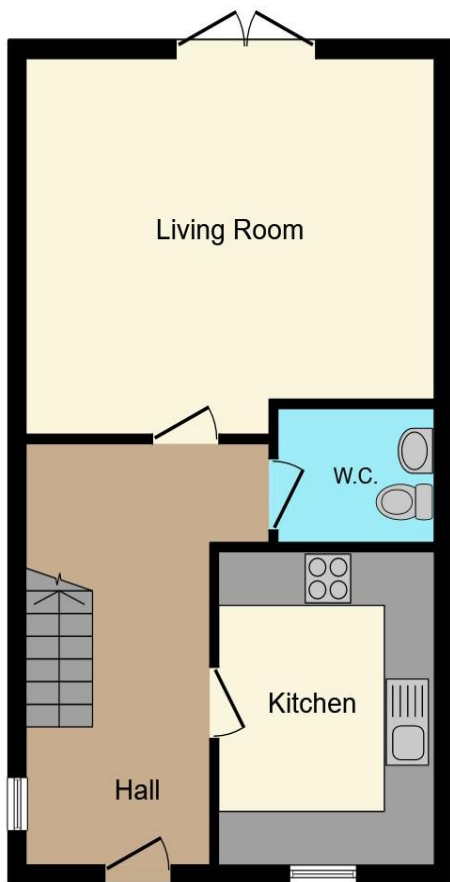
Kelburn Road, Orton Northgate Peterborough PE2 6BY

welcome to

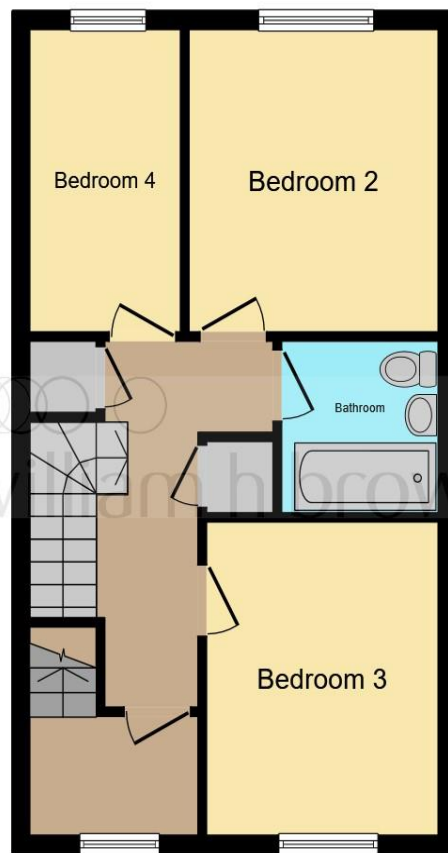
Kelburn Road, Orton Northgate Peterborough

" Family home in Orton Northgate" Pleased to offer this well presented Four Bedroom Semi Detached Home in Orton Northgate. The property boasts modern Kitchen, Bathrooms and En Suite to the Master Bedroom, Cloak Room, Living / Dining Room and Family Bathroom. To the side of the property, Driveway and Single Garage and with the Front and Rear Gardens laid mainly to Lawn. Viewings Highly Recommended.

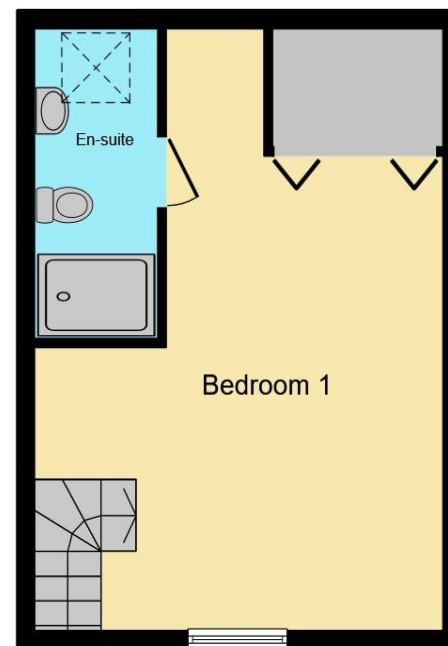




Ground Floor



First Floor



Second Floor

Kitchen

11' 2" x 9' (3.40m x 2.74m)

Hallway

Cloakroom

Living Dining Room

16' 3" x 13' 9" (4.95m x 4.19m)

First Floor And Landing

Bedroom

11' 5" x 5' 8" (3.48m x 1.73m)

Bedroom

11' 5" x 10' 1" (3.48m x 3.07m)

Bedroom

10' 3" x 9' 1" (3.12m x 2.77m)

Family Bathroom

2nd Floor And Landing

Master Bedroom

22' 9" x 16' 2" (6.93m x 4.93m)

En-Suite

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

- Modern, Four Bedroom Family home
- Impressive top floor Master Bedroom with en suite
- Popular Orton Northgate
- Quiet Cul de sac location
- Driveway and Garage

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

offers in the region of
£300,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG122337



Property Ref:
PCG122337 - 0003

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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