









welcome to

Paynels, Orton Goldhay PETERBOROUGH

IMMACULATE MID TERRACED HOME located in Orton Goldhay. The accommodation briefly comprises ENTRANCE HALL, CLOAKROOM, OPEN PLAN KITCHEN/LOUNGE/DINING AREA, THREE DOUBLE BEDROOMS & REFITTED FAMILY BATHROOM. Outside there is an ENCLOSED REAR GARDEN which is MAINLY LAID TO LAWN. Do not miss the chance to view this PERFECT FIRST TIME HOME!



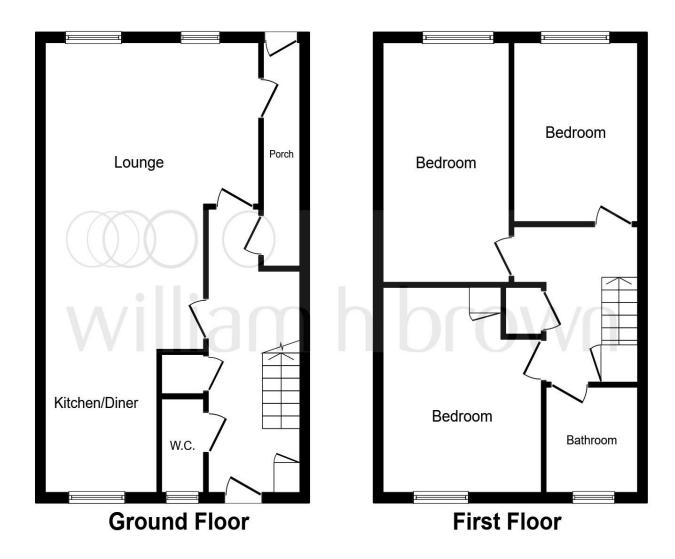












This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Entrance Hall

Cloakroom

Open Plan Living:

Kitchen Area

12' 2" x 11' 6" (3.71m x 3.51m)

Lounge / Dining Area

17' 5" x 14' 4" max (5.31m x 4.37m max)

Landing

Bedroom One

15' 4" x 8' 10" (4.67m x 2.69m)

Bedroom Two

13' 11" max x 10' 11" (4.24m max x 3.33m)

Bedroom Three

11' 8" x 8' 7" (3.56m x 2.62m)

Family Bathroom

Outside

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- IDEAL FIRST TIME PURCHASE
- MID TERRACED HOME
- THREE DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/LOUNGE DINER
- DOWNSTAIRS CLOAKROOM
- IMMACULATELY PRESENTED

Tenure: Freehold EPC Rating: C

£150,000







Please note the marker reflects the postcode not the actual property

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Property Ref: PCG115096 - 0002 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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