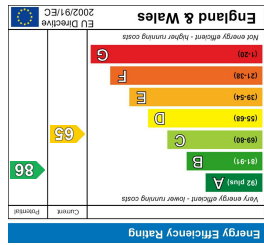
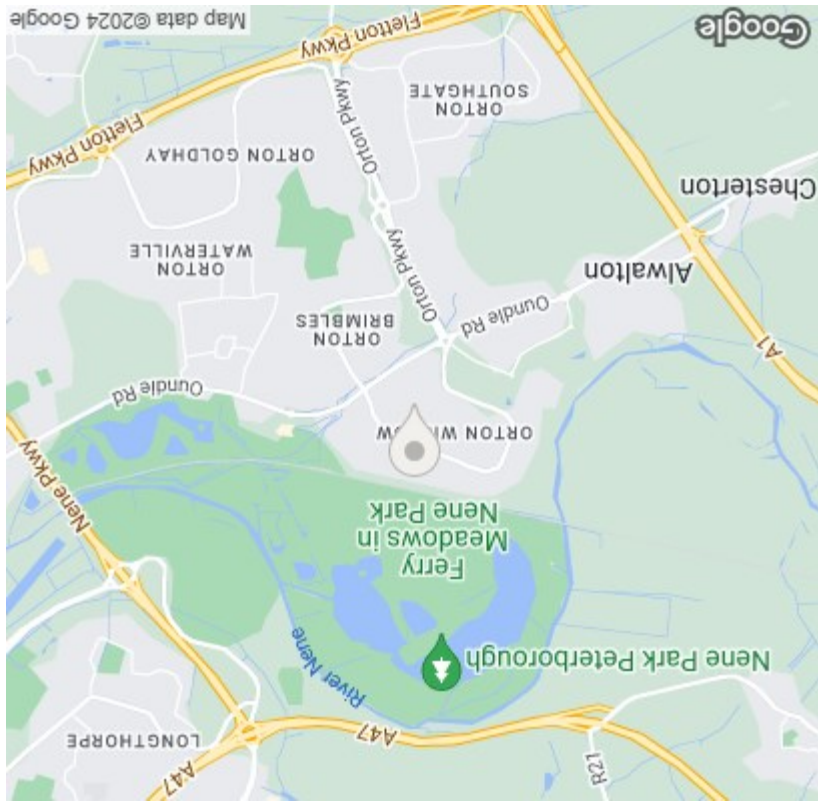


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Disclaimers: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Energy Efficiency Graph



Area Map

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



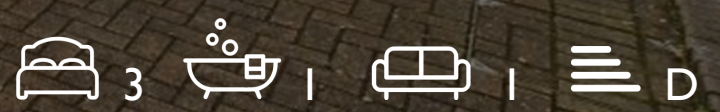
Floor Plan



Paulsgrove

Orton Wistow, Peterborough, PE2 6YF

Guide Price £280,000 - Freehold , Tax Band - C





## Paulsgrove

### Orton Wistow, Peterborough, PE2

4YE

City and County are excited to market this highly desirable, three-bedroom DETACHED property, located in a quiet Cul-de-Sac in Orton Wistow, Peterborough. Offering NO FORWARD CHAIN, an integral garage, within walking distance to Ferry Meadows, schooling and transport links, this property is the ideal family home.

Briefly comprising downstairs, an entrance hall, a good sized dual aspect lounge/dining space, and a separate kitchen that is fitted with range of matching base and eye level units with an integrated oven with a four-ring electric hob and an extractor over, and space for a fridge/freezer. The kitchen also has access to the single storey extension creating another reception room and a utility space. Upstairs benefits from two double bedrooms, one large single bedroom, and a large family bathroom that is fitted with a three-piece suite comprising, a WC, wash hand basin and a walk-in shower. Tiled flooring, and tiled surround. To the rear, there is an enclosed low maintenance private garden, which is laid to lawn with artificial grass and a shrub surround. To the front, there is a low maintenance garden which is mainly gravelled, and a block paved driveway allowing off road parking for at least two cars, with access to the integral garage. Please call today for a viewing! Probate is granted.

#### Entrance Porch

5'2" x 2'11"

#### Lounge

14'2" x 10'11"

#### Dining Room

8'2" x 11'1"

#### Kitchen

11'5" x 8'2"

#### Conservatory/Utility Room

7'6" x 17'11"

#### Landing

5'10" x 3'11"

#### Master Bedroom

10'6" x 11'1"

#### Bedroom Two

8'2" x 11'2"



#### Bedroom Three

8'2" x 8'2"

#### Bathroom

8'2" x 5'9"

#### Garage

16'7" x 8'5"

#### EPC - D

65/86

#### Tenure - Freehold

#### IMPORTANT LEGAL INFORMATION

##### Material Information

Property construction: Standard form  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains Water Supply  
Sewerage: Mains  
Heating: Gas Central Heating  
Heating features: Electric Fire In Living Room  
Broadband: up to 1000Mbps  
Mobile coverage: O2 - Excellent, Vodafone - Great, Three - Excellent, EE - Excellent

Parking: Private, Garage and Driveway  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: No  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: No  
Energy Performance rating: D (potential rating is B)

All information is provided without warranty.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

