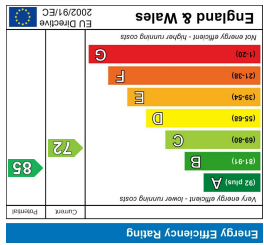
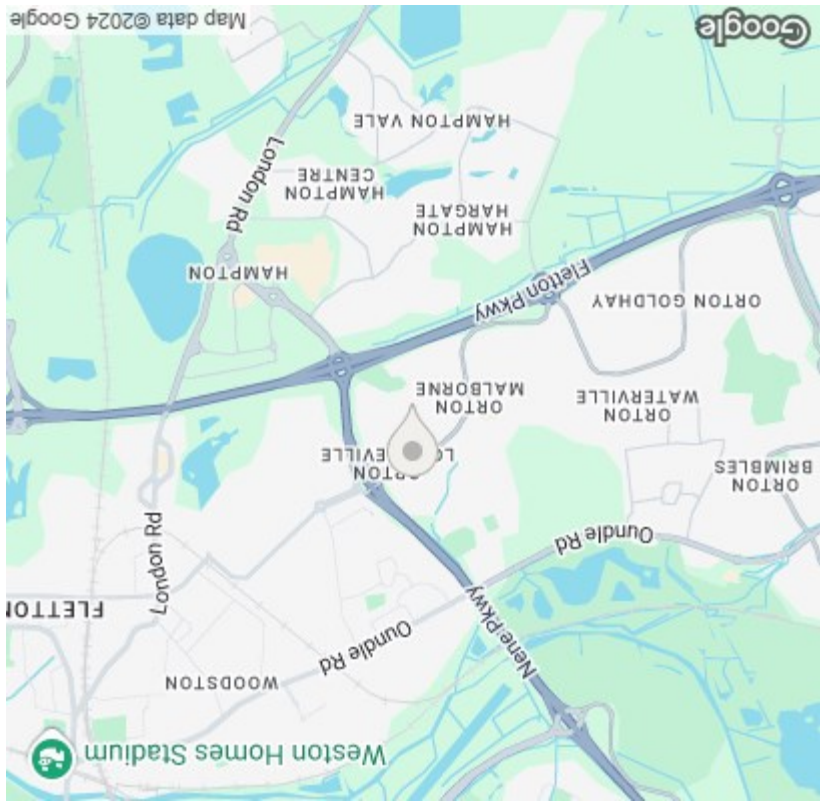


Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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. PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Energy Efficiency Graph



Area Map

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing.

Viewing



Floor Plan



Eldern
Orton Malborne, Peterborough, PE2 5NG
Offers In Excess Of £195,000 - Freehold , Tax Band - A



Eldern

Orton Malborne, Peterborough, PE2 5NG

City and County are pleased to market this three-bedroom, mid terrace property in fantastic condition located in a quiet Cul-de-Sac in Orton Malborne, Peterborough. Offering easy access to local amenities, schooling and transport links, this property is the ideal first-time purchase or family home.

Briefly comprising downstairs, an entrance hall, downstairs cloakroom, large under stairs storage cupboard, a good sized lounge, and a kitchen/diner that is fitted with a matching range of base and eye level units, with space for a washing machine, a free standing oven, and a fridge/freezer. uPVC French door leading to the garden. Upstairs benefits from a large landing/study, three bedrooms, two of which are doubles, and one single. The family bathroom is fitted with a three-piece suite comprising, a WC, a wash hand basin and a bath with a shower over. To the rear, there is a private and enclosed low maintenance garden, with rear access to the public footpath. To the front there is an enclosed garden which is mainly laid to lawn with access to the single garage and parking.

Entrance Hall

10'0" x 3'4"

WC

4'8" x 2'7"

Kitchen/Diner

21'7" x 7'10"

Lounge

11'1" x 12'7"

Hallway

3'10" x 4'2"

Landing/Study

8'9" x 5'10"

Bathroom

5'10" x 8'1"

Master Bedroom

15'4" x 8'1"

Bedroom Two

15'3" x 6'9"



Bedroom Three

12'4" x 5'10"

EPC - C

72/85

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Material Information

Property construction: Standard form
Community Green Space Charge: No
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains Water Supply
Sewerage: Mains
Heating: Gas Combi Boiler
Heating features:
Broadband: up to 1000Mbps
Mobile coverage: EE - Great, O2 - Excellent, Three - Great, Vodafone - Excellent

Parking: Garage
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:
Coal mining area: No
Non-coal mining area: No
Energy Performance rating: C (potential 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.

