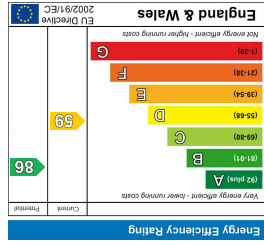


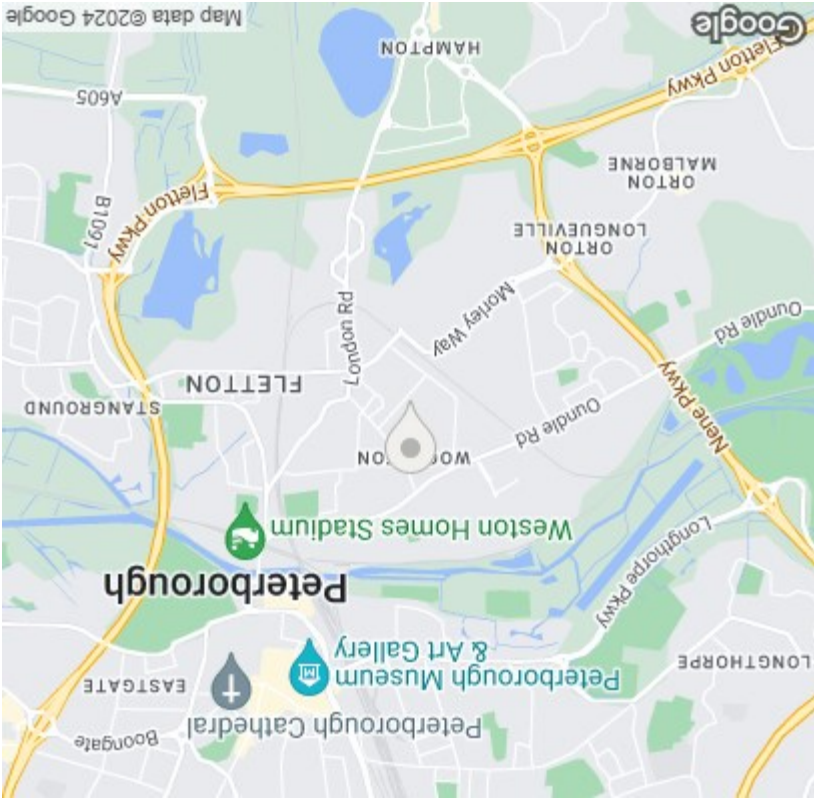
Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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.



Energy Efficiency Graph

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



Area Map



Floor Plan



19 Orton Avenue
Peterborough, PE2 9HL

Offers In Excess Of £180,000 - Freehold , Tax Band - A



19 Orton Avenue

Peterborough, PE2 9HL

City and County are excited to market this spacious, two-bedroom, semi-detached property located on the corner of a quiet Cul-De-Sac in Woodston, Peterborough. This property is ideal for first time buyers or investors. Potential for parking!

Briefly comprising downstairs, an entrance hall, good sized lounge, kitchen/diner fitted with a matching range of base and eye level units with space for a washing machine, washing, dishwasher, fridge/freezer and dining table. Downstairs cloakroom with a utility space. Upstairs benefits from two double bedrooms, and a family bathroom that is fitted with a three-piece suite comprising a WC, wash hand basin, and a bath with a shower over. To the rear, there is an enclosed low maintenance garden which is mainly gravelled with gated access to the side. To the front of the property, there is an enclosed garden which is mainly gravelled. Please call today to book your viewing.

Entrance Hall

3'7" x 3'8"

Lounge

12'1" x 14'10"

Kitchen/Diner

8'0" x 11'10"

Hallway

4'11" x 2'7"

WC

4'11" x 2'6"

Utility Room

2'7" x 5'6"

Landing

2'6" x 4'11"

Master Bedroom

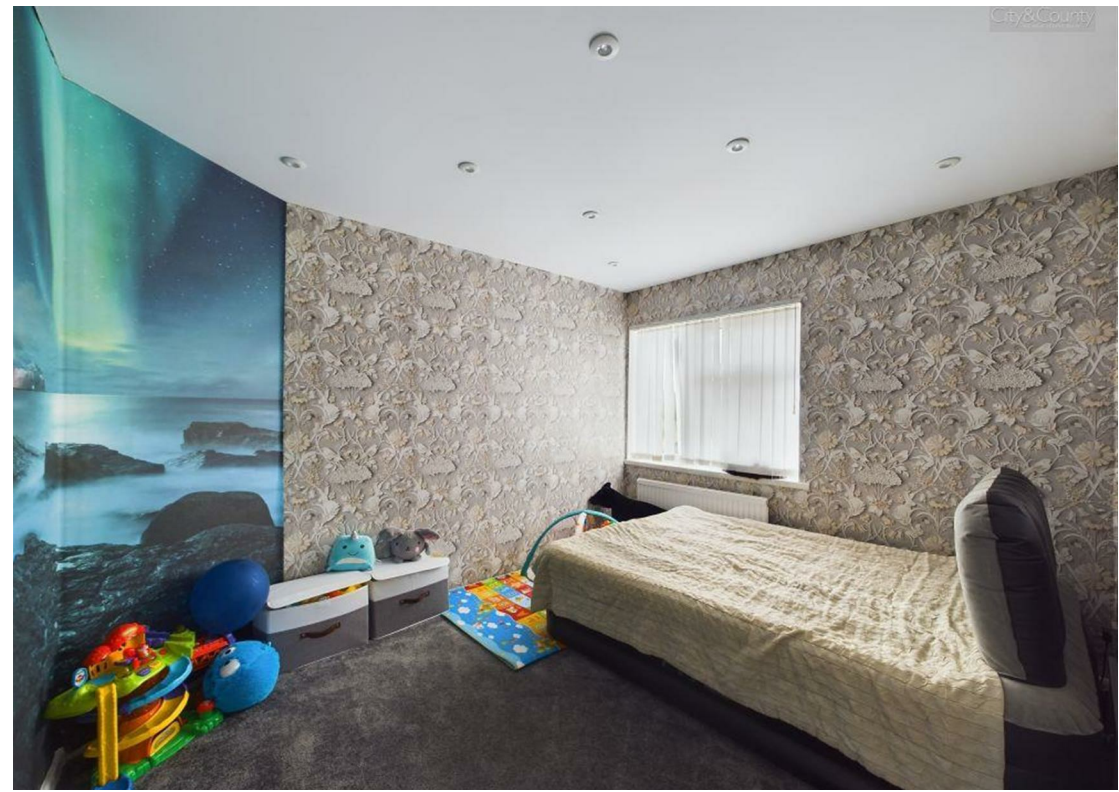
9'4" x 14'0"

Bedroom Two

11'0" x 9'1"

Bathroom

8'2" x 5'6"



EPC - D
59/86

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 Central Heating
Heating features:
Broadband: Up to 1000Mbps
Mobile coverage: EE - Great, O2 - Excellent, Three - Excellent, Vodafone - Excellent

Parking: Gated, On Street
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: Unknown
Restrictions - Tree Preservation Orders: No
Public right of way: Unknown
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: D

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.