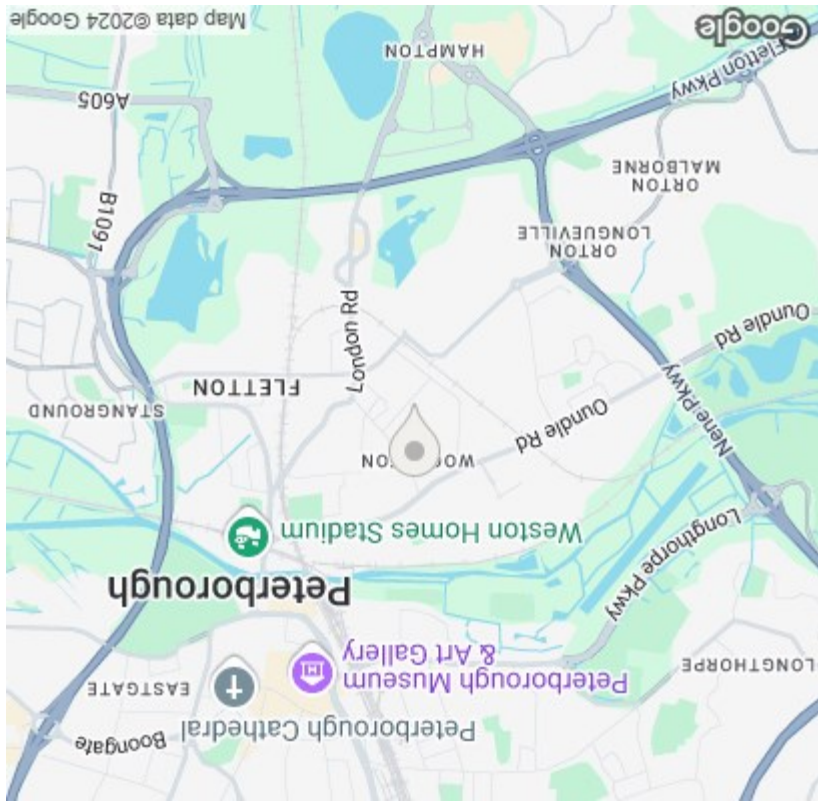


Disclaimers Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

England & Wales	
Energy Rating	Current Band
A (92-100)	86
B (81-91)	
C (69-80)	59
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

Energy Efficiency Graph



Area Map



Floor Plan

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

Viewing



Orton Avenue  
Peterborough, PE2 9HL

Offers In Excess Of £165,000 - Freehold , Tax Band - A



## Orton Avenue

Peterborough, PE2 9HL

OFFERS IN EXCESS OF £165,000

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.