

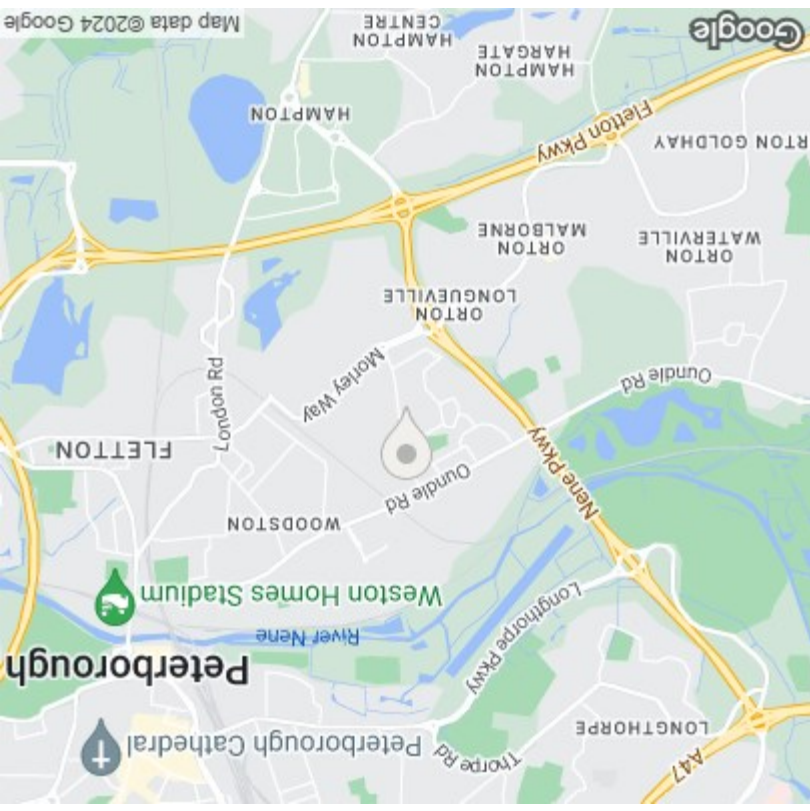
Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

England & Wales	
Energy Rating	Energy Efficiency Class
A	1-10%
B	11-15%
C	16-20%
D	21-25%
E	26-30%
F	31-35%
G	36-45%

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



8 Talbot Avenue
 Orton Longueville, Peterborough, PE2 7AT
Offers In Excess Of £210,000

2 Bedrooms, 1 Bathrooms, 1 Living Room, 1 Kitchen

8 Talbot Avenue

Orton Longueville, Peterborough,

PE7 7AT

City and County are excited to market this recently renovated, two-bedroom semi-detached bungalow, located in a quiet Cul-de-Sac in the desirable area of Orton Longueville, Peterborough. Offering NO FORWARD CHAIN, immaculate condition throughout and easy access to local transport links, this property is the ideal family home.

Briefly comprising, an entrance porch into a good-sized lounge, newly fitted family bathroom fitted with a three-piece suite comprising, a VWC, wash hand basin and a cubicle shower. Two double bedrooms with the second bedroom allowing access to the conservatory via sliding doors. Stunning kitchen/dining space fitted with a range of matching base and eye level units, integrated goods including, a dishwasher, fridge/freezer and a washing machine. Integrated oven with a four-ring electric hob and an extractor over. To the rear, there is an enclosed garden which is mainly laid to lawn and a patioed area for outside entertaining. To the front, there is a driveway allowing off road parking for at least two cars with gated access to the detached single garage. Please call today for a viewing.

Entrance Hall

3'8" x 4'5"

Lounge

14'10" x 10'7"

Hallway

8'9" x 2'7"

Kitchen

18'2" x 7'3"

Master Bedroom

13'3" x 9'2"

Bathroom

5'4" x 7'5"

Bedroom Two

6'5" x 10'4"

Conservatory

7'3" x 11'2"

EPC - C

70/87



Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Verified 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: Central heating
Heating features: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Garage
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
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: Yes
Energy Performance rating: C

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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.

DRAFT DETAILS AWAITING VENDOR APPROVAL