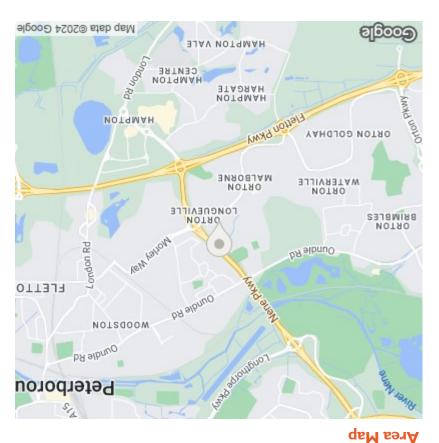
Energy Efficiency Raung

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.

SniwaiV





Floor Plan



Tanhouse

Orton Malborne, Peterborough, PE2

₹N∆ **Offered with No Forward Chain - GUIDE PRICE £200,000-£220,000** City and County are pleased to market this spacious, THREE/FOUR BEDROOMED SEMI-DETACHED property, located within a quiet Cul-de-Sac in Orton Malborne, Peterborough. Offering easy access to the A47, local schooling, transport links and amenities, this property is the ideal first-time purchase or family home. The property has had the garage converted which can be used as a second reception room or a fourth bedroom.

Briefly comprising downstairs, an entrance porch to the front, a large living room with a window to the front elevation, and a kitchen/dining room that is fitted with a range of matching base and eye level units, with spaces for a washing machine, an oven with a four-ring hob, and a fridge/freezer. There is also access into the converted garage from the entrance hall. Upstairs benefits from three bedrooms and a family bathroom that is fitted with a three-piece suite comprising, a WC, wash hand basin and a bath with shower over. To the rear, there is an enclosed garden which is mainly laid to lawn and patio area. To the front of the property there is a driveway providing off-road parking for several vehicles. Please call today for a viewing and see our virtual tour attached.

Entrance Porch $4'0" \times 2'10"$

Reception Room / Bedroom Four $12'7" \times 7'4"$

Living Room 15'1" × 10'5"

Kitchen/Diner

 $7'3" \times 18'2"$ Landing 9'1" × 2'8"

Master Bedroom

 $13'1" \times 9'0"$

Bedroom Two

 $8'8" \times 9'1"$

Bathroom $7'6" \times 6'2"$

















Bedroom Three 7'6" × 9'0"

EPC - D 58/81

Great

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: Heating: Heating features: Broadband: up to 1000Mbps Mobile coverage: EE - Great, O2 -

Parking: Driveway, Private Building safety issues: No Restrictions - Listed Building: No Restrictions - Conservation Area: No Restrictions - Tree Preservation Orders:

Excellent, Three - Great, Vodafone -

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: 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.

DRAFT DETAILS AWAITING VENDORS APPROVAL