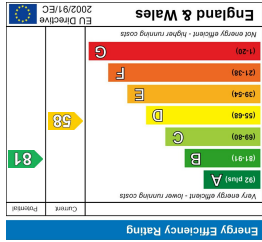
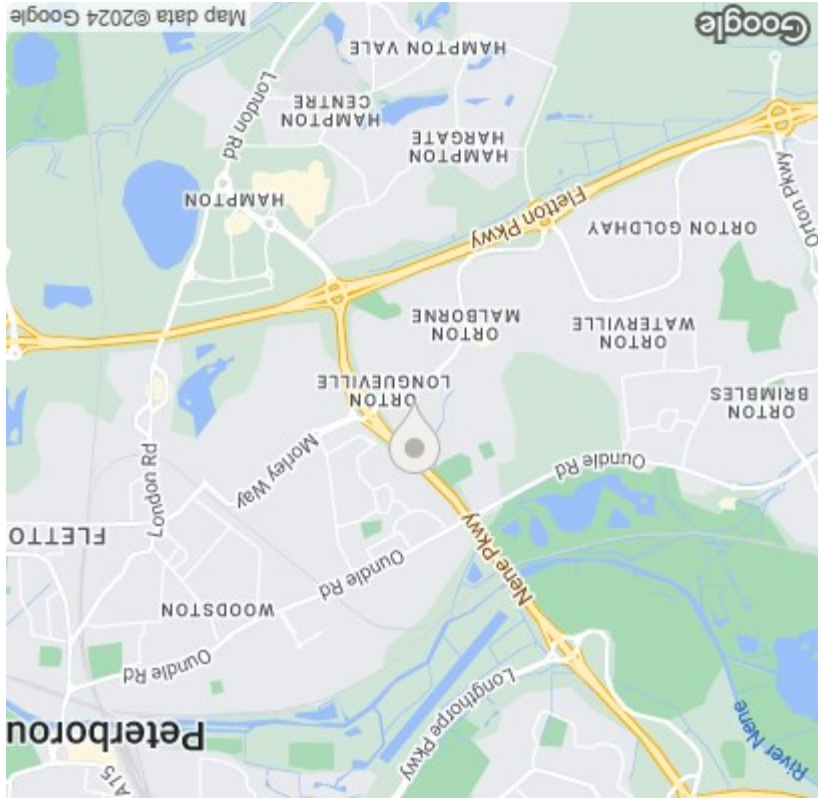


Disclaimers and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied 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 appointment for this property or require further information.

Viewing



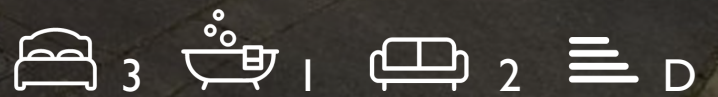
Floor Plan



Tanhouse

Orton Malborne, Peterborough, PE2 5NA

Guide Price £200,000 - Freehold , Tax Band - B



Tanhouse

Orton Malborne, Peterborough, PE2

5N/A
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" x 2'10"

Reception Room / Bedroom Four

12'7" x 7'4"

Living Room

15'1" x 10'5"

Kitchen/Diner

7'3" x 18'2"

Landing

9'1" x 2'8"

Master Bedroom

13'1" x 9'0"

Bedroom Two

8'8" x 9'1"

Bathroom

7'6" x 6'2"



Bedroom Three

7'6" x 9'0"

EPC - D

58/81

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 - Excellent, Three - Great, Vodafone - Great

Parking: Driveway, Private
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: 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