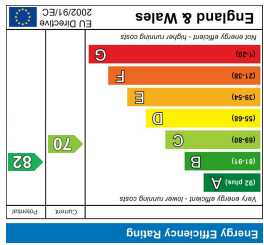
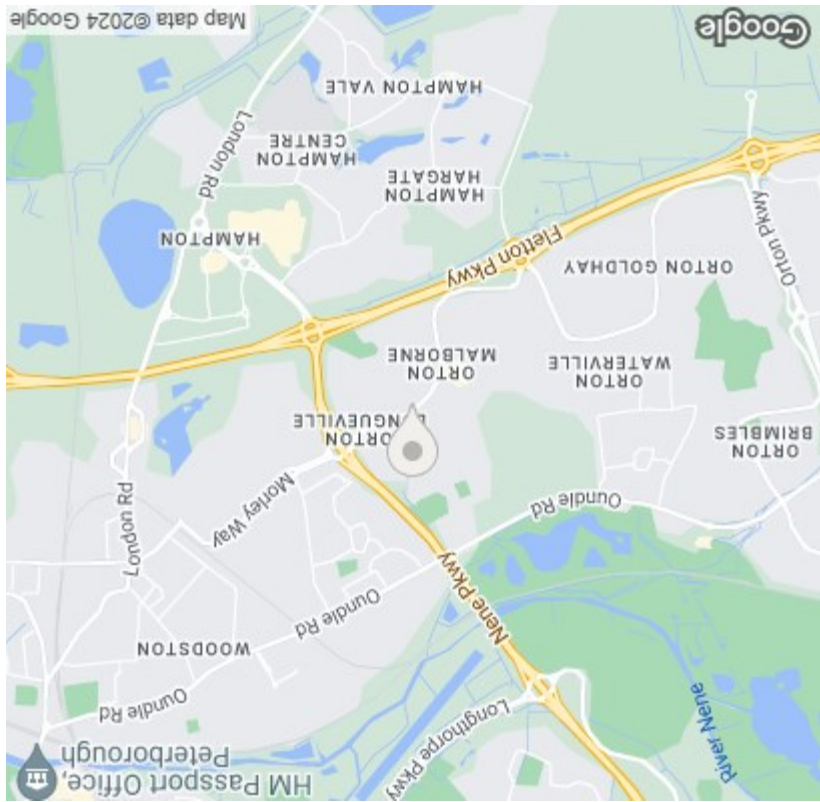


Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

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/>



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 appointment for this property or require further information.

Viewing



Lythemere

Orton Malborne, Peterborough, PE2 5NU

Offers In Excess Of £175,000 - Freehold , Tax Band - A





## Lythemere

### Orton Malborne, Peterborough, PE2

5NII 1

\*\*\*Offered to the Market with No Forward Chain\*\*\* City and County are excited to present this RECENTLY RENOVATED, THREE BEDROOMED, terraced property, located in a quiet Cul-de-Sac in Orton Malborne, Peterborough. Offering easy access to local schooling, and amenities, this property is the perfect first-time purchase or next move. The property is in a ready to move in condition and boasts a LIVING ROOM, A LARGE KITCHEN/DINER, and a separate BATHROOM and WC.

Briefly comprising, entrance hall to the front which leads to the downstairs WC and a storage cupboard. Then you have a dual aspect kitchen/dining room that is fitted with a range of matching base and eye level units, with space for a dishwasher, a washing machine and a fridge/freezer. There is a fitted electric hob with built in oven, and extractor over. Door leading to the garden. There is a separate living room with views of the garden. Upstairs there are three separate bedrooms, a storage cupboard, and a three-piece bathroom comprising a wash hand basin, a WC and a bath with shower over. To the rear there is a low maintenance garden which is mainly gravelled. To the front offers communal parking. Please call today for a viewing. Virtual tour available

#### Entrance Hall

9'11" x 5'9"

#### WC

2'6" x 4'5"

#### Storage Cupboard

6'7" x 3'9"

#### Kitchen

4'6" x 2'11"

#### Kitchen/Dining Room

4'6" x 2'11"

#### Living Room

14'5" x 10'11"

#### Landing

7'6" x 8'8"

#### Bathroom

6'3" x 5'10"



#### Master Bedroom

8'3" x 15'2"

#### Bedroom Two

6'7" x 15'2"

#### Bedroom Three

7'4" x 12'2"

#### EPC - C

70/82

#### Tenure - Freehold

#### IMPORTANT LEGAL INFORMATION

##### Material Information

Property construction: Timber Frame  
Community Green Space Charge: No  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains  
Sewerage: Mains  
Heating: Gas  
Heating features: Thermostat  
Broadband: up to 1000Mbps  
Mobile: EE - Great, O2 - Excellent, Three - Great, Vodafone - Excellent

Parking: Communal  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: No  
Public right of way: Don't Know  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: No  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: C

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.

