

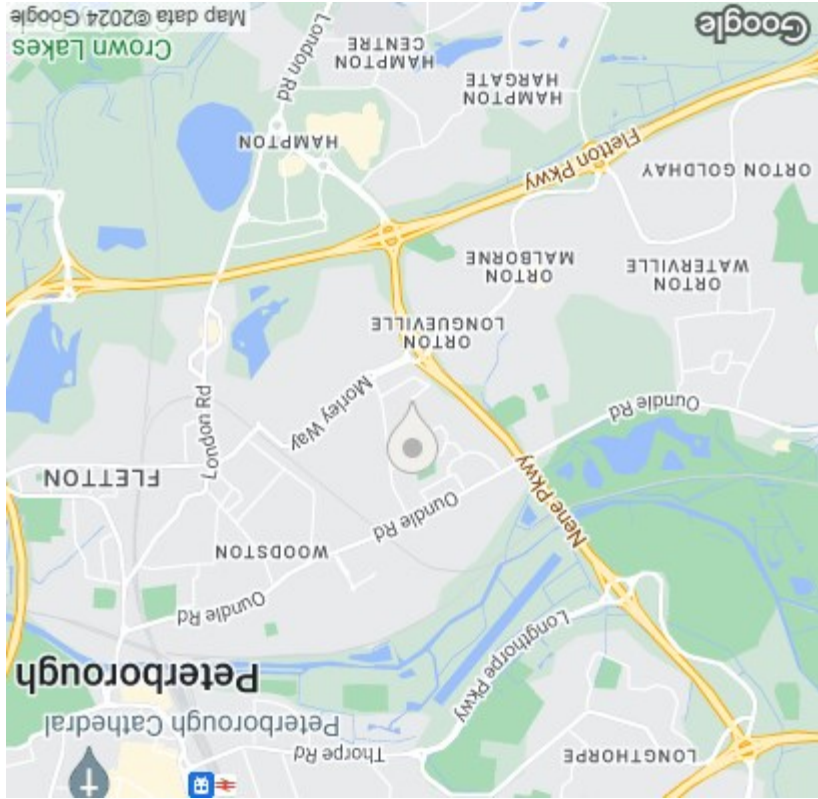
Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 APPLIES. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Energy Efficiency Rating	
Current	Assumed
A (92-100)	A (92-100)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

EU Directive 2002/91/EC
The energy indicator - higher ratings are better

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.

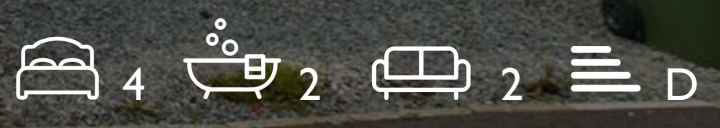
Viewing



Morpeth Close

Orton Longueville, Peterborough, PE2 7AP

Guide Price £390,000 - Freehold , Tax Band - D



Morpeth Close

Orton Longueville, Peterborough,
PE7 7AP

*** Guide Price £390,000 - £410,000 ***

Welcome to Morpeth Close, Orton Longueville, Peterborough - a stunning detached house that is an ideal family home! This property boasts two reception rooms, four bedrooms, and two bathrooms, providing ample space for comfortable living.

One of the standout features of this property is its heavily extended layout, offering even more space for you and your family to enjoy. The spacious interior is perfect for both relaxing with loved ones and entertaining guests. Situated on a corner plot, this house benefits from a wrap-around garden, providing a lovely outdoor space for children to play or for you to unwind after a long day. The Cul-de-Sac location ensures a peaceful and safe environment, ideal for families with young children. Conveniently located within walking distance to Ferry Meadows, this property offers easy access to beautiful green spaces where you can enjoy leisurely walks, picnics, or outdoor activities. Don't miss out on the opportunity to make this wonderful property your new home. Book a viewing today and envision the endless possibilities that this spacious and well-located house has to offer!

Entrance Hall

6'4" x 8'6"

WC

4'10" x 5'1"

Utility/Living Room

25'3" x 7'4"

Lounge

16'9" x 11'1"

Kitchen/Diner

20'4" x 8'8"

Landing

12'3" x 2'8"

Bathroom

6'3" x 5'8"

Hallway

2'10" x 9'4"

Master Bedroom

10'11" x 11'2"

Dressing Room To Master Bedroom

3'4" x 5'4"



En-Suite To Master Bedroom
5'1" x 7'4"

Bedroom Two
12'5" x 7'6"

Bedroom Three
9'1" x 9'1"

Bedroom Four
8'6" x 8'11"

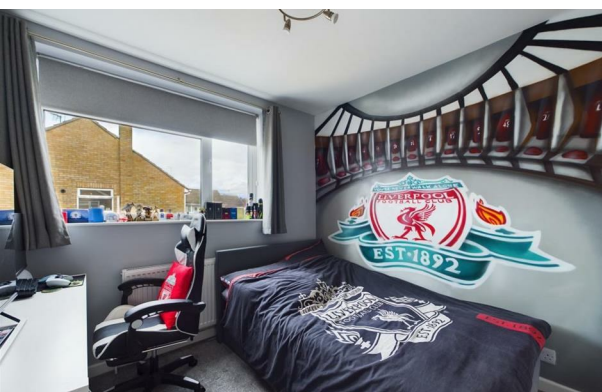
EPC - D
59/79

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Material Information

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



Parking: Driveway, Off Street, On Street
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: Yes
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.