

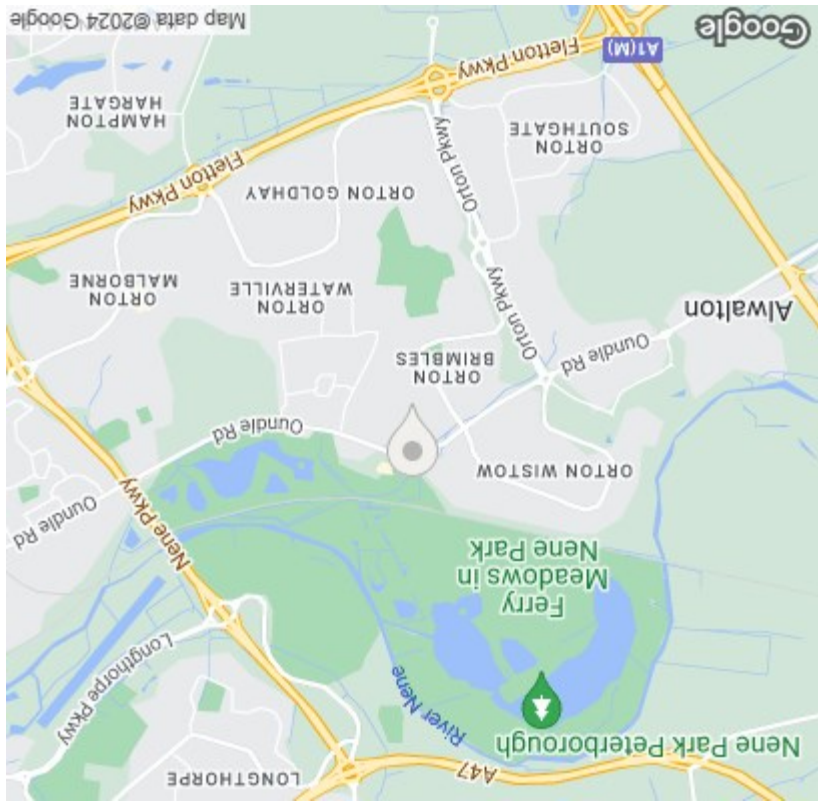
Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

England & Wales	
Energy Rating	Energy Efficiency - lower rating costs
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

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



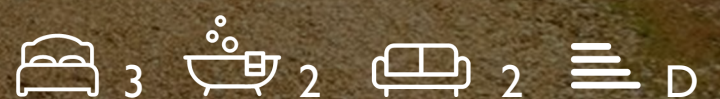
Floor Plan



Vetchfield

Orton Brimbles, Peterborough, PE2 5FH

Offers In Excess Of £380,000 - Freehold , Tax Band - E



Vetchfield

Orton Brimbles, Peterborough, PE2

5FH
Welcome to this charming detached house located in the peaceful Cul-de-Sac of Vetchfield, Orton Brimbles, Peterborough. This property boasts two reception rooms, three bedrooms, and two bathrooms, making it an ideal family home for those looking for space and comfort.

One of the standout features of this property is its prime location within walking distance to the picturesque Ferry Meadows, perfect for leisurely strolls and enjoying the beauty of nature. Additionally, the property sits on a good-sized plot and includes a double garage, providing ample space for parking and storage. With no forward chain, the process of making this house your home is made even smoother. Whether you're looking to settle down with your family or simply seeking a tranquil retreat, this property offers the perfect blend of convenience and comfort. Don't miss out on the opportunity to make this delightful house your own in the heart of Peterborough.

Entrance Hall

12'8" x 5'10"

Living Room

10'6" x 16'5"

Dining Room

8'11" x 9'11"

Kitchen

9'10" x 10'2"

Utility Room

6'3" x 5'8"

WC

2'5" x 4'10"



Landing

9'3" x 3'11"

Master Bedroom

12'7" x 9'4"

En-Suite To Master Bedroom

3'10" x 6'9"

Bathroom

5'5" x 6'7"

Bedroom Two

10'7" x 16'5"

Bedroom Three

6'5" x 10'0"

Garage

17'0" x 17'5"

EPC - D

66/85

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
AWAITING CONFIRMATION

DRAFT DETAILS AWAITING VENDOR APPROVAL

