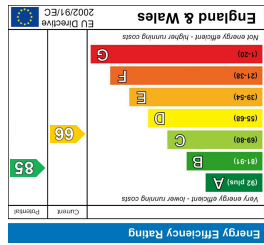
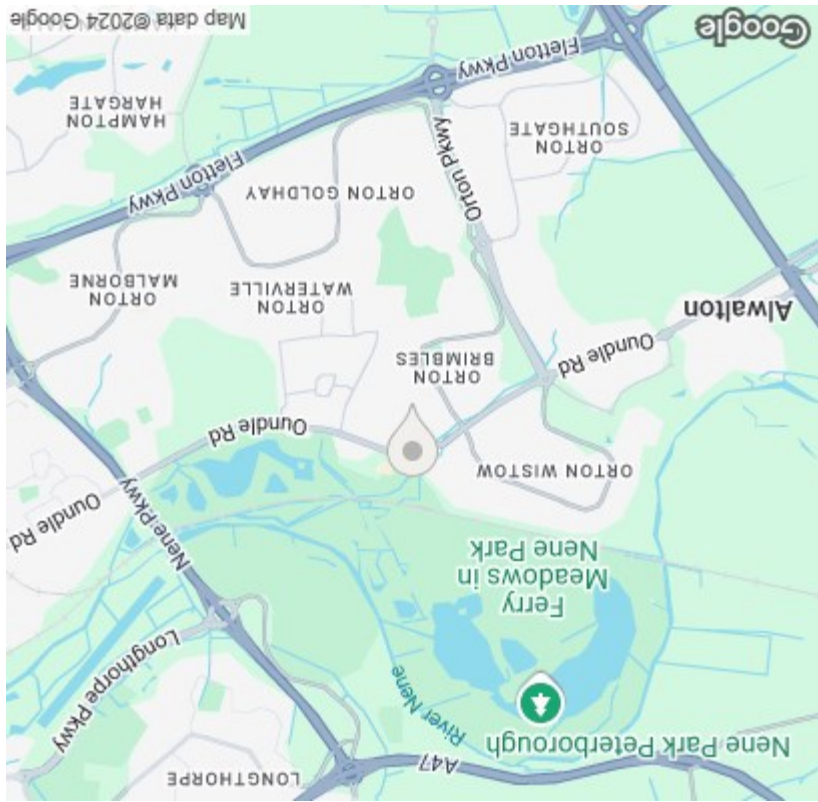


Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



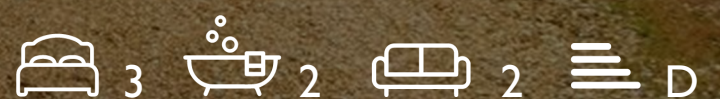
Floor Plan



Vetchfield

Orton Brimbles, Peterborough, PE2 5FH

Offers In The Region Of £370,000 - Freehold , Tax Band - E



Vetchfield

Orton Brimbles, Peterborough, PE2
5FH

***OFFERS IN THE REGION OF
£370,000***

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**

