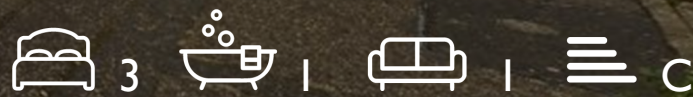




Reepham

Orton Brimbles, Peterborough, PE2 5TT

Offers In Excess Of £200,000 - Freehold , Tax Band - A



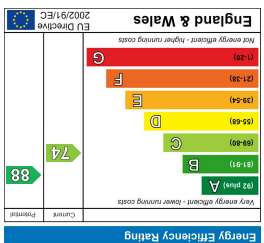
Floor Plan



Viewing

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.

Energy Efficiency Graph



Area Map

Disclaimer: 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.

## Reepham

Orton Brimbles, Peterborough,  
PE2 5TT

Welcome to this charming end terrace house located in the conveniently located area of Reepham, Orton Brimbles, Peterborough. This delightful property is a spacious family home with an entrance hallway, cloakroom, modern kitchen, lounge diner, three cosy bedrooms, and a well-appointed bathroom.

This property is perfect for those looking for a comfortable and inviting living space. Situated within walking distance to Orton Centre, you'll have easy access to local amenities, shops, and restaurants, making daily errands a breeze. Internally comprising of an entrance hallway, downstairs cloakroom, modern kitchen, lounge diner, three good sized bedrooms, and a family bathroom. The communal parking area ensures that parking will never be an issue for you or your guests. One of the highlights of this property is the enclosed rear garden, providing a private outdoor space where you can relax, entertain, or simply enjoy the fresh air. Imagine sipping your morning coffee or hosting a barbecue in this lovely garden! To top it off, this property is being sold with no forward chain, making the buying process smooth and hassle-free. Don't miss out on the opportunity to make this house your new home in the heart of Reepham.

### Entrance Porch

3'4" x 3'4"

### Entrance Hall

14'7" x 6'8"

### Storage Cupboard

2'7" x 6'9"

### WC

6'2" x 2'7"

### Kitchen

11'5" x 7'4"

### Lounge/Diner

13'6" x 17'5"

### Landing

9'0" x 4'10"

### Master Bedroom

13'8" x 8'9"



### Bedroom Two

13'8" x 8'5"

### Bathroom

6'3" x 5'9"

### Bedroom Three

7'9" x 9'8"

### EPC - C

74/88

### 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: Gas  
Heating features: None  
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: No  
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: No  
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.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

