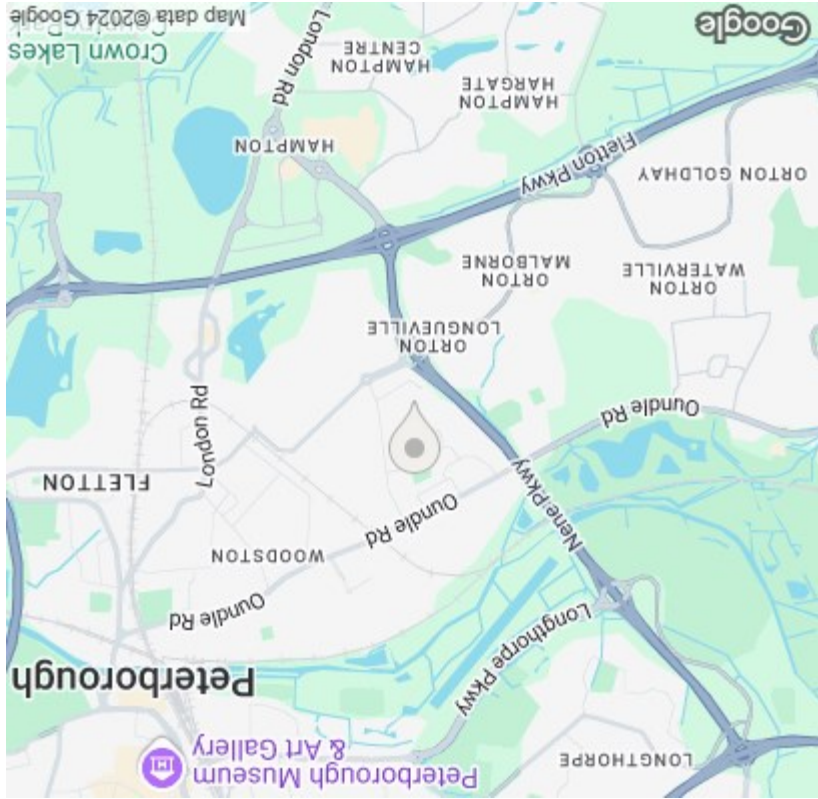


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Disclaimers: 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.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (77-92 kWh/m ²)
Energy efficient - lower running costs	B (69-77 kWh/m ²)
Decent energy efficiency - lower running costs	C (55-69 kWh/m ²)
Below average energy efficiency - higher running costs	D (46-55 kWh/m ²)
Average energy efficiency - higher running costs	E (39-46 kWh/m ²)
Below average energy efficiency - higher running costs	F (31-39 kWh/m ²)
Poor energy efficiency - higher running costs	G (21-31 kWh/m ²)
Very poor energy efficiency - higher running costs	H (13-21 kWh/m ²)
Very poor energy efficiency - higher running costs	I (7-13 kWh/m ²)

Energy Efficiency Graph



Area Map

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



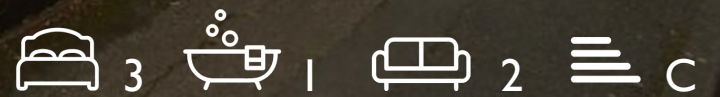
Floor Plan



Morpeth Close

Orton Longueville, Peterborough, PE2 7AP

£230,000 - Freehold , Tax Band - B



Morpeth Close

Orton Longueville, Peterborough, PE2 7AP

Welcome to Morpeth Close, a delightful two/three-bedroom semi-detached property nestled in the sought-after area of Orton Longueville, Peterborough. Perfectly positioned within walking distance of the picturesque Ferry Meadows, this home offers easy access to the Nene Parkway and is conveniently located near schools, transport links, and local amenities. Whether you're a first-time buyer or looking to downsize, this home is an ideal choice. With its flexible layout, charming surroundings, and prime location, Morpeth Close presents a fantastic opportunity to enjoy comfortable living in one of Peterborough's most desirable neighbourhoods.

This charming two/three-bedroom semi-detached home is situated in the sought-after location of Orton Longueville, Peterborough. Nestled in a quiet close, the property offers a perfect blend of space, comfort, and practicality. The ground floor features an entrance porch leading to a welcoming entrance hall, a versatile dining room or third bedroom, a spacious lounge, and a bright breakfast room with direct access to the garden. The kitchen is well-appointed with a range of base and eye-level units, providing space for essential appliances including a washing machine, a dishwasher, a fridge/freezer, and a free-standing cooker. Upstairs, there are two generously sized double bedrooms, a separate WC, and a modern family bathroom fitted with a two-piece suite including a bath with shower overhead and a wash hand basin. The low-maintenance, enclosed rear garden offers privacy and access to the single garage, while the front garden is primarily patioed for ease of care. The property also benefits from a driveway with parking for one car and access to the garage, making this home both convenient and appealing. Perfect for professionals, small families, or those looking to downsize, this property offers comfortable living in a desirable area.

Entrance Porch

7'10" x 3'1"

Entrance Hall

7'8" x 6'3"

Living Room

14'8" x 10'0"

Dining Room

11'10" x 8'7"

Kitchen

10'9" x 7'6"

Breakfast Room

7'10" x 8'11"

Landing

7'6" x 2'11"

Master Bedroom

11'5" x 11'3"

Bedroom Two

10'0" x 11'1"

Bathroom

7'1" x 6'0"

WC

4'11" x 3'7"

EPC - C

69/83

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: Radiators
 Broadband: up to 1000Mbps
 Mobile: EE - Great, O2 - Great, Three - Excellent, Vodafone - Great

Parking: Garage, Driveway, Off 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: Stairlift
 Coal mining area: No
 Non-coal mining area: No
 Energy Performance rating: C

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

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

