



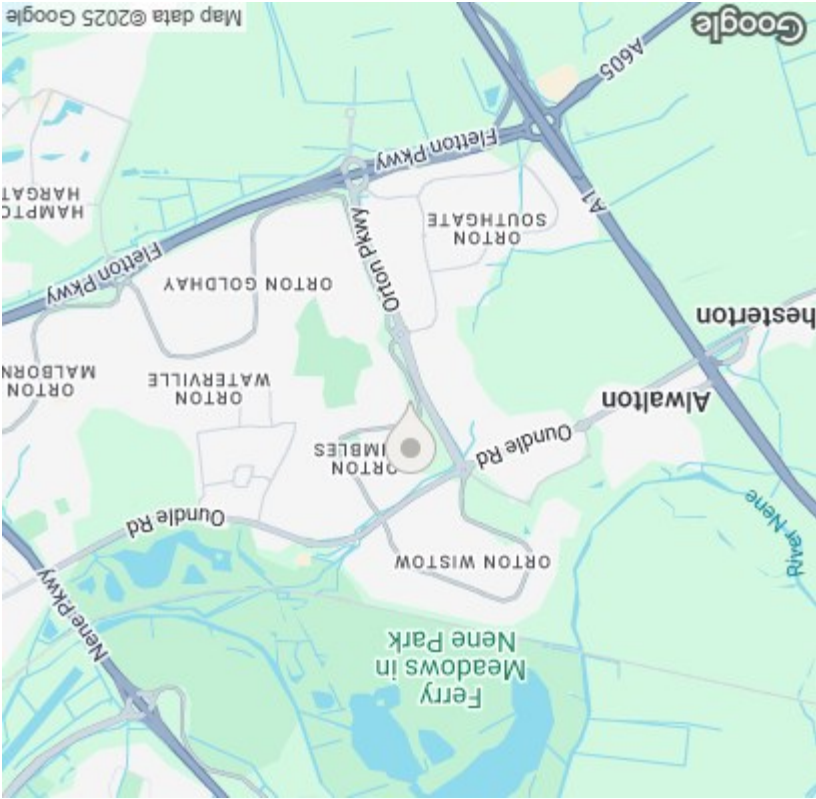
Ledham
Orton Brimbles, Peterborough, PE2 5TU
Guide Price £190,000 - Freehold , Tax Band - A



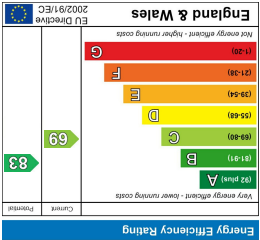
Floor Plan



Area Map



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.

Ledham

Orton Brimbles, Peterborough, PE2 5TU

Guide Price £190,000-£210,000
Tucked away in a quiet cul-de-sac in Orton Brimbles, this well-presented three-bedroom terraced home is a fantastic opportunity for first-time buyers or investors. The property boasts a spacious living room and a bright kitchen/dining area, providing a great space for family life. Upstairs, three well-proportioned bedrooms are served by a family bathroom, while a convenient downstairs W/C adds extra practicality. Outside, the enclosed rear garden offers a private space to relax, and communal parking is available nearby. Offered with no forward chain, this home is ready for its next owners to make it their own.

Stepping into the property, you are welcomed by an entrance porch leading into a spacious hallway, providing access to the ground floor accommodation. A convenient downstairs WC is located off the hallway. The kitchen/dining room is well-equipped with space for a fridge/freezer, a washing machine, a cooker, and a sink, offering a practical layout for everyday living. The large living room is a bright and inviting space, featuring sliding doors that open onto the enclosed rear garden, perfect for indoor-outdoor living. A side porch provides additional access to the garden and includes a useful external storage room. Upstairs, the landing leads to three well-proportioned bedrooms, all offering comfortable living space. A built-in storage cupboard provides extra practicality. The family bathroom is fitted with a three-piece suite, including a WC, a wash hand basin, and a bath with a shower over. Outside, the enclosed rear garden provides a private outdoor retreat, ideal for relaxing or entertaining. Parking is available on a communal basis nearby, ensuring convenience for residents.

Entrance Porch
3'1" x 3'1"

Entrance Hall
6'4" x 12'3"

WC
2'6" x 5'11"

Kitchen Diner
10'7" x 15'1"

Living Room
17'5" x 10'7"

Storage Room
2'8" x 5'9"

Landing
5'9" x 11'3"

Master Bedroom
11'4" x 11'8"

Bathroom
5'9" x 6'3"

Bedroom Two
8'9" x 14'2"

Bedroom Three
8'4" x 8'5"

EPC - C
69/83

Tenure - Freehold



IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Communal Car Park No Allocated Space
Solar Panels: Yes - TBC
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

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