

Pennington

Orton Goldhay, Peterborough, PE2 5RD

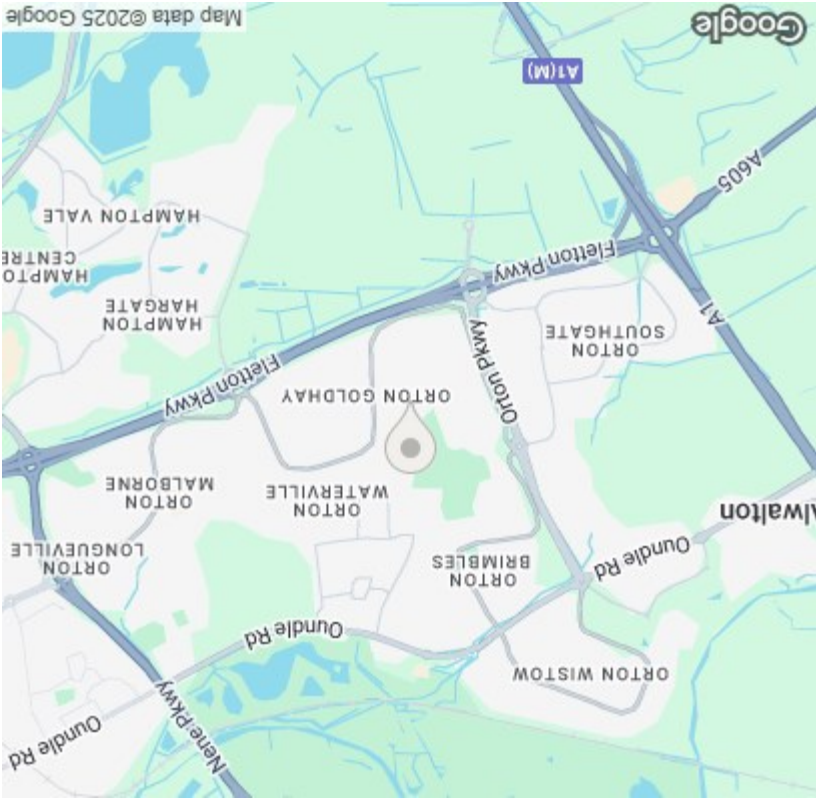
£190,000 - Freehold , Tax Band - A



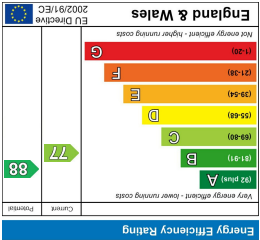
Floor Plan



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.



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Nestled in the heart of Orton Goldhay, Peterborough, this well-presented mid-terrace property is an excellent opportunity for first-time buyers or investors, offered with no forward chain. Situated in a quiet cul-de-sac, the home provides a peaceful setting while maintaining easy access to Frank Perkins Parkway, ensuring convenience for commuters. The property boasts a spacious conservatory, seamlessly extending the living space and offering a bright and airy retreat. The private and enclosed rear garden provides the perfect spot for relaxation or entertaining. Residents will also benefit from communal parking, adding to the home's practicality. Located close to local schooling, this home is ideal for families, while its great investment potential makes it equally appealing to landlords. Don't miss the chance to secure this fantastic property in a well-connected and desirable location!

This well-proportioned three-bedroom mid-terrace home in Orton Goldhay, Peterborough, offers an excellent opportunity for first-time buyers or investors. With 91.55m² of living space, the property is thoughtfully designed to maximize comfort and functionality. Upon entering, the spacious hallway leads to a modern kitchen diner (providing ample space for cooking and dining). The living room offers a welcoming atmosphere, seamlessly extending into a bright conservatory perfect for additional relaxation or entertaining space. A convenient downstairs VWC completes the ground floor layout. Upstairs, the master bedroom is generously sized, while two additional bedrooms provide flexibility for family living or home office space. The family bathroom is well-appointed, serving all bedrooms. Externally, the property benefits from communal parking and a private, enclosed rear garden, offering an ideal outdoor retreat. Situated in a quiet cul-de-sac, this home provides easy access to Frank Perkins Parkway, local amenities, and well-regarded schools. With no forward chain, this is an excellent chance to secure a fantastic home in a desirable location.

- Entrance Hall  
2'9" x 18'8"
- WC  
2'8" x 4'7"
- Kitchen Diner  
9'8" x 18'6"
- Living Room  
15'9" x 10'10"
- Conservatory  
14'5" x 7'5"
- Landing  
5'11" x 3'1"
- Master Bedroom  
8'11" x 14'1"
- Bathroom  
6'7" x 6'3"
- Bedroom Two  
8'11" x 12'11"
- Bedroom Three  
6'8" x 9'11"
- EPC - C  
77/88
- 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: Residents Parking  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Cable  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Excellent, 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

