



Kelburn Road

Orton Northgate, Peterborough, PE2 6BY

Offers In Excess Of £250,000 - Freehold , Tax Band - C



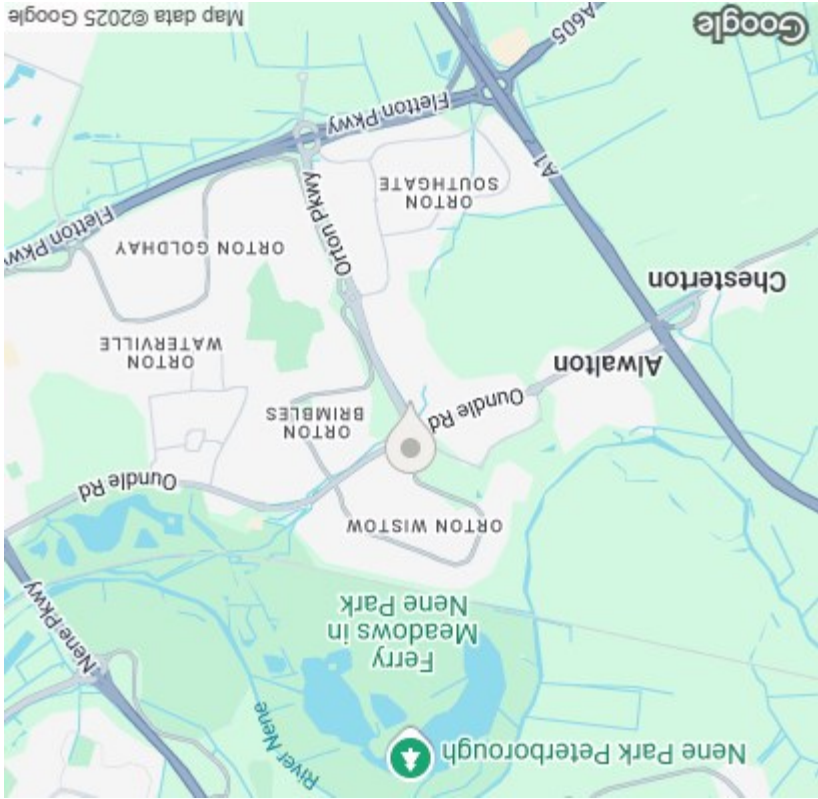
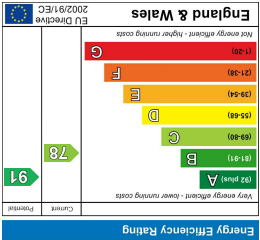
Floor Plan



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: 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/>

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Located on Kelburn Road in the sought-after area of Orton Northgate, Peterborough, this stylish end-of-terrace property is the perfect choice for first-time buyers or growing families. Boasting a modern finish throughout, the home offers spacious and comfortable living with the added benefit of an en-suite to the master bedroom. Outside, the private and enclosed rear garden provides a peaceful retreat, while the property also features allocated parking for two cars. Conveniently positioned within walking distance of Lynchwood Business Park and close to local amenities, it also offers easy access to the A1—ideal for commuters. This well-presented home blends practicality with contemporary style in a desirable location.

This beautifully presented end-of-terrace home on Kelburn Road, Peterborough, offers a well-planned and contemporary living space ideal for modern family life or first-time buyers. The ground floor opens into a welcoming entrance hall that leads to a stylish kitchen diner, perfect for everyday cooking and casual meals. Adjacent to the kitchen, a spacious lounge diner stretches across the rear of the home, providing a versatile and inviting area for relaxing or entertaining, with double doors that open onto a private and enclosed rear garden. A convenient downstairs WC completes the ground floor layout. Upstairs, the property continues to impress with three well-proportioned bedrooms. The master bedroom benefits from its own en-suite shower room, adding a touch of luxury and privacy. The additional two bedrooms offer flexible space for family, guests, or a home office, and are served by a modern family bathroom located off the central landing. With allocated parking for two cars, easy access to the A1, and within walking distance of Lynchwood Business Park and local amenities, this home combines comfort, convenience, and contemporary living in a desirable Orton Northgate location.

- Entrance Hall
6'10" x 14'9"
 - Kitchen Diner
8'5" x 11'3"
 - WC
6'2" x 3'6"
 - Lounge Diner
15'6" x 12'0"
 - Landing
6'7" x 4'9"
 - Master Bedroom
9'8" x 9'2"
 - En-Suite To Master Bedroom
5'6" x 5'10"
 - Bedroom Two
8'9" x 10'9"
 - Bathroom
5'6" x 6'8"
 - Bedroom Three
6'8" x 12'0"
 - EPC - C
78/91
 - Tenure - Freehold
- There is a community Green Space Charge payable, current figure is £180 per annum.

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 NOT allowed: 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: Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Three - Great, Vodafone - Excellent

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.

