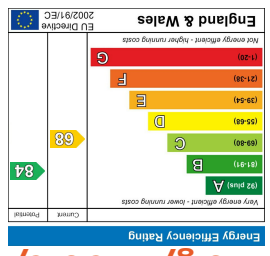


Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Energy Efficiency Graph



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/>



Bringhurst

Orton Goldhay, Peterborough, PE2 5RZ

Nestled in the charming area of Bringhurst, Orton Goldhay, Peterborough, this extended mid-terraced house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for comfortable living. The inviting reception room offers a warm welcome, perfect for relaxation or entertaining guests.

One of the standout features of this home is the modern high-spec kitchen diner, which has been thoughtfully designed to cater to contemporary living. This space is ideal for family meals or social gatherings, making it the heart of the home. The property has undergone a scheme of improvements during the current period of ownership, ensuring that it meets the needs of today's discerning buyers. The low-maintenance rear garden is a delightful addition, offering a private outdoor space for leisure and recreation without the burden of extensive upkeep. This makes it perfect for those who wish to enjoy the outdoors without the hassle of gardening. Furthermore, the property benefits from ample communal car parking space, providing convenience for residents and visitors alike. With its desirable location and modern amenities, this terraced house is a fantastic choice for anyone looking to settle in a vibrant community. Don't miss the chance to make this lovely home your own.

Entrance Hall

5.58 x 0.89 (18'3" x 2'11")

WC

1.42 x 0.83 (4'7" x 2'8")

Kitchen Diner

5.57 x 2.88 (18'3" x 9'5")

Lounge

3.30 x 4.78 (10'9" x 15'8")

Study/Craft Room

2.28 x 4.06 (7'5" x 13'3")

Landing

3.90 x 1.99 (12'9" x 6'6")

Master Bedroom

3.89 x 2.71 (12'9" x 8'10")

Bedroom Two

3.57 x 2.69 (11'8" x 8'9")

Bathroom

1.87 x 1.98 (6'1" x 6'5")

Bedroom Three

1.99 x 2.01 (6'6" x 6'7")

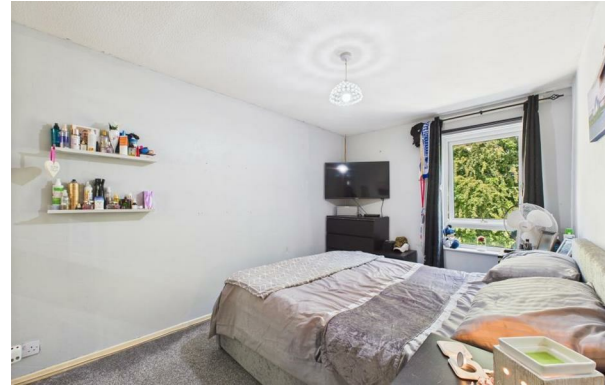
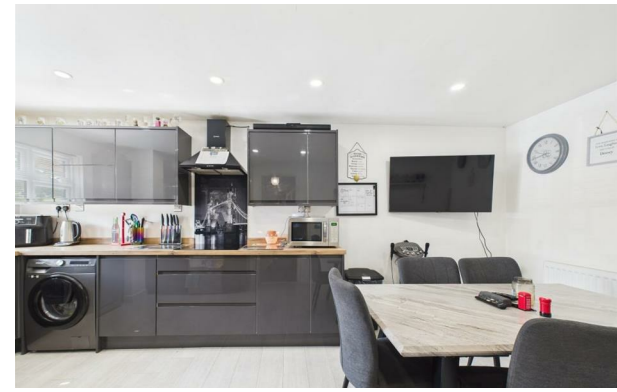
EPC - D

68/84

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 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: Communal Car Park No Allocated Space
 Solar Panels: No
 Water: Mains
 Electricity: Mains Supply
 Sewerage: Mains
 Heating: Gas Mains
 Internet connection: Fttp
 Internet Speed: up to 1000Mbps
 Mobile Coverage: EE - Excellent, O2 - Great, Three - Excellent, 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.

