

Hinchcliffe

Orton Goldhay, Peterborough, PE2 5ST

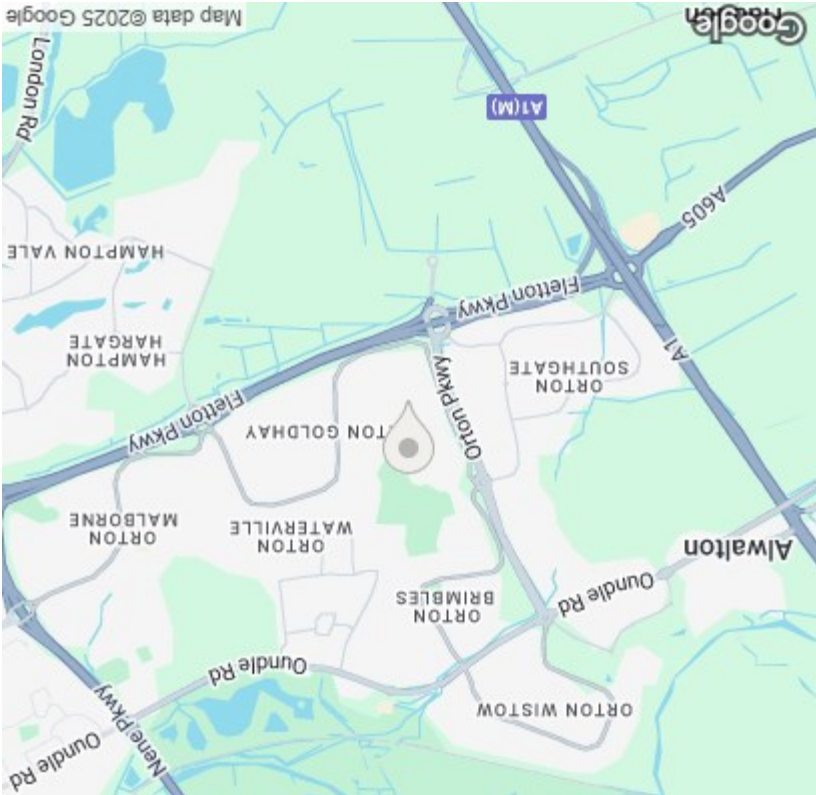
Guide Price £140,000 - Freehold , Tax Band - A



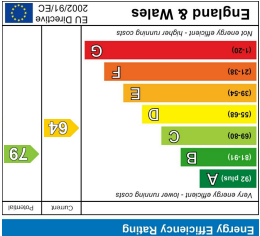
Floor Plan



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.

Viewing

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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**\*\*Guide Price £140,000-£155,000\*\***  
Nestled in a quiet cul-de-sac in the heart of Orton Goldhay, Peterborough, this deceptively spacious mid-terrace home offers an excellent opportunity for first-time buyers or savvy investors. With no forward chain, the property is ready for a smooth and speedy move. The interior boasts generous living space, complemented by a private, enclosed rear garden—perfect for relaxing or entertaining. Residents benefit from communal parking, convenient access to Frank Perkins Parkway, and proximity to local schools, making it an ideal choice for families and commuters alike.

Situated in a peaceful cul-de-sac in the popular Orton Goldhay area of Peterborough, this deceptively spacious mid-terrace home presents an ideal opportunity for first-time buyers and investors alike. Offered with no forward chain, the property is designed for comfortable, practical living, spread across two well-proportioned floors. Upon entering, you are welcomed into a bright entrance hall that leads directly to a generous living room, perfect for both relaxing and entertaining. A separate kitchen diner to the rear offers ample space for family meals and gatherings, with convenient access to the private, enclosed rear garden—an ideal spot for outdoor enjoyment or quiet retreat. A downstairs W/C adds to the home's practicality. Upstairs, the home continues to impress with three well-sized bedrooms, including a spacious master bedroom and two additional rooms suited for family, guests, or home working. A modern family bathroom completes the first floor, serving all bedrooms comfortably. Communal parking is available nearby, and the property benefits from excellent transport links, with easy access to Frank Perkins Parkway for commuters. Local amenities, schooling, and green spaces are all within reach, making this a smart and attractive choice for a range of buyers seeking space, convenience, and a place to call home.

**Entrance Hall**  
1.18 x 0.86 (3'10" x 2'9")

**WC**  
0.79 x 1.76 (2'7" x 5'9")

**Living Room**  
5.39 x 4.40 (17'8" x 14'5")

**Kitchen Diner**  
5.37 x 2.99 (17'7" x 9'9")

**Landing**  
0.90 x 2.87 (2'11" x 9'4")

**Master Bedroom**  
3.09 x 3.86 (10'1" x 12'7")

**Bedroom Two**  
3.03 x 3.59 (9'11" x 11'9")

**Bathroom**  
2.23 x 1.88 (7'3" x 6'2")

**Bedroom Three**  
2.38 x 2.41 (7'9" x 7'10")

**EPC - D**  
64/79

**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 - 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.

