



Medworth
Orton Goldhay, Peterborough, PE2 5RY
£190,000 - Freehold , Tax Band - A



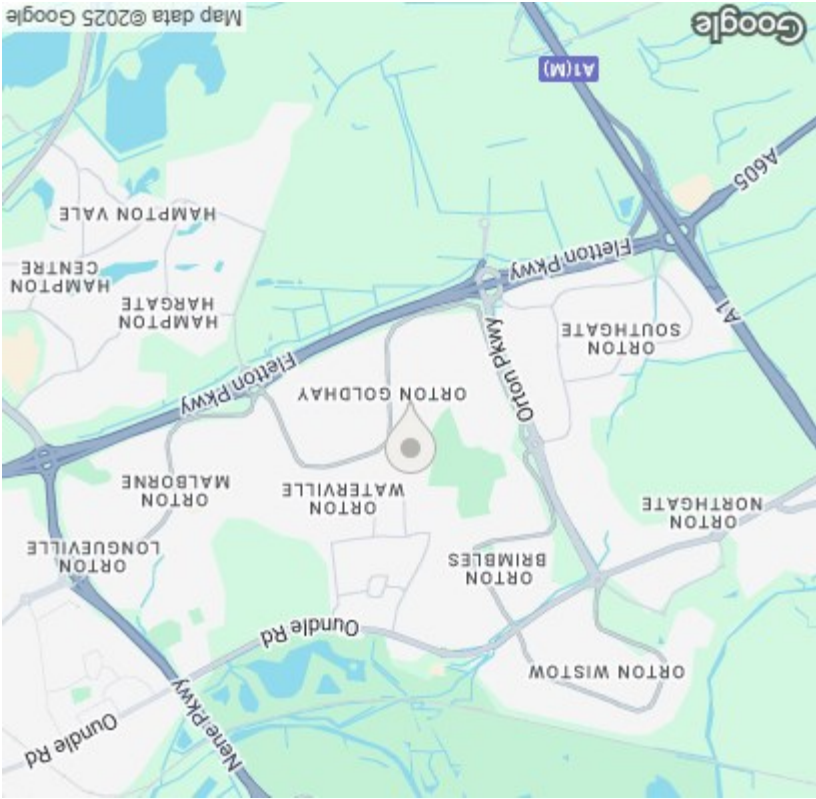
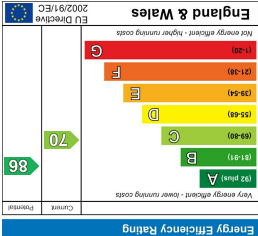
Floor Plan



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/>

Medworth

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Tucked away in the popular area of Orton Goldhay, Peterborough, this beautifully presented three-bedroom mid-terrace home is perfect for first-time buyers or investors alike. Offering modern décor throughout, the property features three generous double bedrooms and a large storage room, ensuring plenty of space for comfortable living. Outside, there is allocated parking for convenience, while the location provides excellent local transport links, well-regarded schooling, and easy access to Fletton Parkway for effortless commuting. A stylish and practical home in move-in-ready condition, Medworth presents a fantastic opportunity to step onto – or expand within – the property ladder.

Beautifully presented and thoughtfully designed, this three-bedroom mid-terrace home on Medworth, Orton Goldhay, Peterborough offers a modern and spacious layout ideal for first-time buyers or investors. The ground floor welcomes you with a bright entrance hall leading to a convenient cloakroom/WC and a generous kitchen diner; perfect for family meals or entertaining with direct access to the rear garden. A separate lounge provides a relaxing retreat, complemented by a versatile storage room, ideal for keeping the home organised and clutter-free.

Upstairs, the property continues to impress with three well-proportioned double bedrooms, each offering ample natural light and flexibility for various lifestyle needs, whether as bedrooms, home offices, or guest rooms. A modern family bathroom completes the first floor, finished to a high standard. Externally, the property benefits from allocated parking and is positioned within easy reach of local amenities, transport links, and reputable schools, as well as offering convenient access to Fletton Parkway for commuters. Stylishly finished and ready to move straight into, this delightful home perfectly balances comfort, practicality, and contemporary living.

- Entrance Hall
1.08 x 2.97 (3'6" x 9'8")
- WC
0.80 x 1.32 (2'7" x 4'3")
- Lounge
4.45 x 3.49 (14'7" x 11'5")
- Kitchen Diner
2.72 x 6.56 (8'11" x 21'6")
- Storage Room
2.29 x 2.01 (7'6" x 6'7")
- Landing
4.16 x 0.93 (13'7" x 3'0")
- Master Bedroom
3.90 x 2.99 (12'9" x 9'9")
- Bathroom
2.02 x 2.02 (6'7" x 6'7")
- Bedroom Two
3.16 x 3.45 (10'4" x 11'3")
- Bedroom Three
3.10 x 3.49 (10'2" x 11'5")
- EPC - C
70/86
- 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 - 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 - 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

