



Orchard Road Barnack, PE9 3DP

Agents Note:
Local Authority – Peterborough City Council
Council Tax Band – A
EPC Rating - D

Asking Price £300,000

Orchard Road

Barnack, PE9 3DP



- Extended 3 Bedroom End-Terrace House
- Well Presented Throughout
- Generous Accommodation
- Refitted Kitchen
- En Suite to Bedroom 1
- Refitted Family Bathroom
- Rear Garden
- Off Road Parking
- EPC Rating - D

Porch

En-Suite

Living Room

11'1" x 17'9" (3.38m x 5.41m)

Bedroom 2

6'7" x 14'10" (2.01m x 4.52m)

Kitchen/Dining

12'7" x 17'9" (3.84m x 5.41m)

Bedroom 3

10'9" x 6'2" (3.28m x 1.89m)

Rear Hall

7'6" x 5'2" (2.29m x 1.57m)

Family Bathroom

Utility

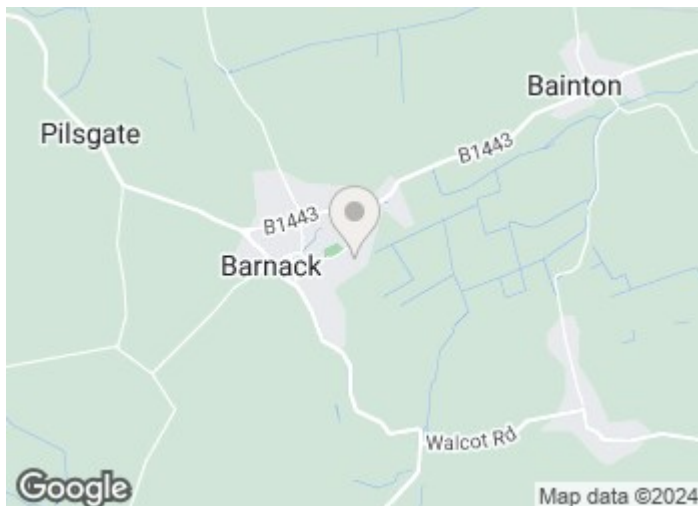
7'6" x 7'2" (2.29m x 2.18m)

Cloakroom

Landing

Bedroom 1

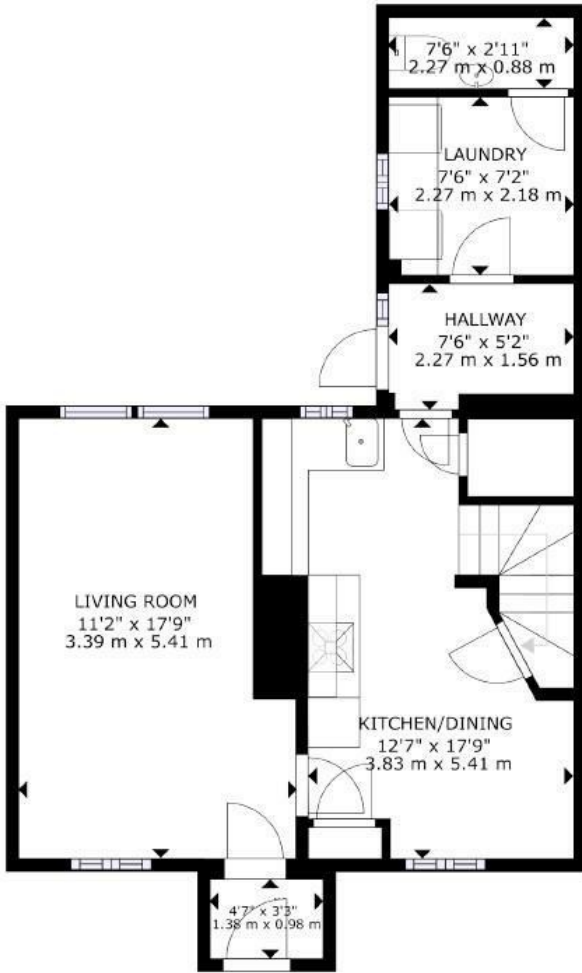
11'4" x 11'2" (3.45m x 3.40m)



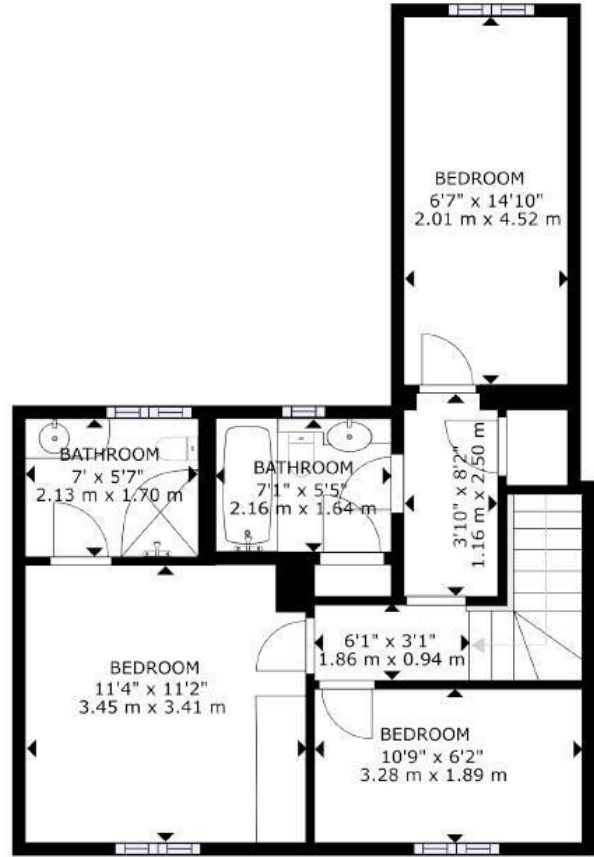
[Directions](#)



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 535 sq ft, 49.66 m2, FLOOR 2: 488 sq ft, 45.29 m2
 TOTAL: 1023 sq ft, 94.95 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	