

ENTRANCE HALL

LIVING ROOM

DINING AREA

KITCHEN

CONSERVATORY

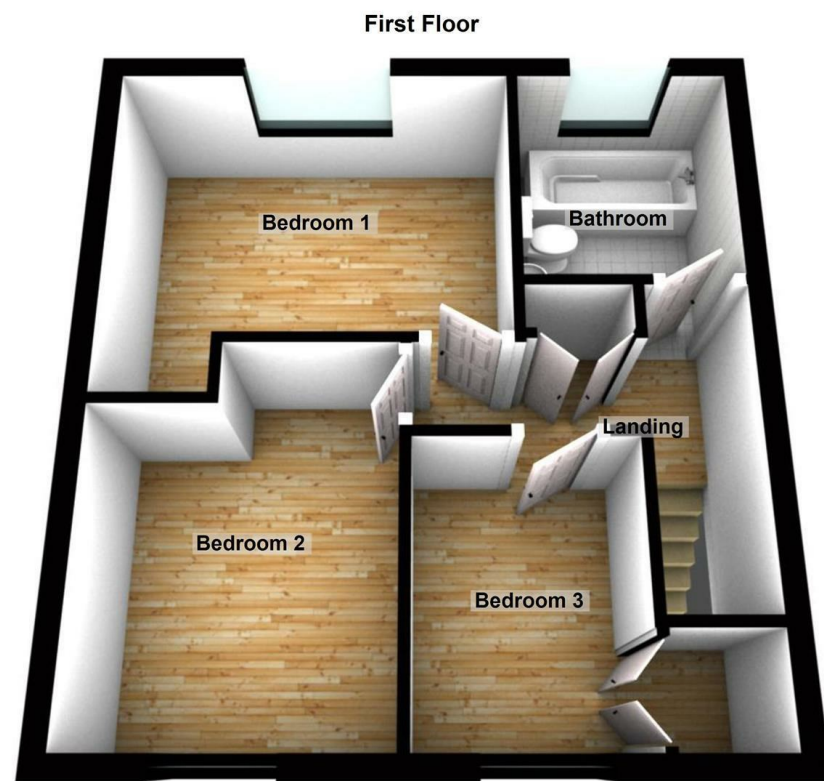
LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM



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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

**115 Medeswell**  
 Orton Malborne, Peterborough, PE2 5PD  
 £235,000



## 115 Medeswell Orton Malborne, Peterborough PE2 5PD

Ready to move straight, in good condition throughout and available with No Forward Chain - this is the ideal next home for families and first time buyers. Get in touch with our office for more information or to arrange a viewing.

- NO FORWARD CHAIN
- THREE BEDROOM SEMI-DETACHED HOUSE
- CONSERVATORY TO THE REAR
- PARKING FOR 5/6 VEHICLES
- GARAGE
- GOOD CONDITION THROUGHOUT
- STYLISH AND MODERN KITCHEN
- CUL-DE-SAC LOCATION
- EASY ACCESS TO TRAVEL LINKS INCLUDING THE A1 MOTORWAY
- GAS CENTRAL HEATING

Viewings: By appointment  
£235,000

### PROPERTY FEATURES

Ready to move straight, in good condition throughout and available with No Forward Chain - this is the ideal next home for families and first time buyers.

The property sits in a quiet cul-de-sac location and overall has easy access to public transport as well as local travel links including the Frank Perkins Parkway and A1 motorway.

At the front of the property, there is gravelled garden and driveway with parking for 5/6 vehicles, this area leads up to a single garage, gated side access to the rear garden and the front door/porch area to the house. The rear garden is fully enclosed, private and well kept. It is laid with lawn and includes a patio area, gravelled space, timber shed and access to the garage.

Access from the house is via the conservatory.

Entering the house from the front, there is a porch area and long hallway with stairs to the first floor and storage under. Off the hallway is an 'L shaped' living room with dual aspect windows, this opens through to the fitted kitchen with a matching range of base and eye level units, fitted sink/drainage and fitted fridge & freezer. Off the kitchen area is a uPVC double glazed conservatory leading out to the garden.

Upstairs, off the landing is a store cupboard, two double bedrooms, a single bedroom with storage over the stairs bulkhead and finally a three piece family bathroom with shower over the bath.

Other benefits to the house include uPVC double glazing throughout, gas central heating, council tax band B, EPC rating C, local amenities and schools close by, Orton shopping centre and open park spaces.

### ROOMS

ENTRANCE HALL 13'4" x 5'10" (4.06m x 1.78m)

LIVING ROOM 11'2" x 11'6" (3.40m x 3.51m)

DINING AREA 7'10" x 8'8" (2.39m x 2.64m)

KITCHEN 12" max x 9'2" max (3.66m max x 2.79m max )

CONSERVATORY 7'6" x 14'9" (2.29m x 4.50m)

LANDING

BEDROOM 1 8'5" x 11'3" (2.57m x 3.43m)

BEDROOM 2 11'1" x 8'4" (3.38m x 2.54m)

BEDROOM 3 8'1" x 6" (2.46m x 1.83m)

BATHROOM 6'8" x 6'3" (2.03m x 1.91m )

GARAGE

### TENURE

Freehold.

### TAX BAND

Council tax band B with Peterborough City Council.

### MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

### INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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