



ENTRANCE PORCH

HALL

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

KITCHEN

CONSERVATORY

LIVING ROOM

DINING ROOM

GARAGE



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**Oakleigh Drive**  
 Peterborough, PE2 7BB  
 £299,995





## Oakleigh Drive Peterborough PE2 7BB

In the popular Orton Longueville area, close to Ferry Meadows and Peterborough City Centre, this detached bungalow has been extended offering plenty of living space, private garden, ample parking and garage space. Available with No Forward Chain, this is a must view!

- NO FORWARD CHAIN
- DETACHED FAMILY BUNGALOW
- EXTENDED TO THE REAR
- THREE BEDROOMS
- CONSERVATORY
- OPEN LIVING AND DINING ROOM
- BEAUTIFUL PRIVATE GARDEN
- OFF ROAD PARKING AND GARAGE
- POPULAR LOCATION
- EASY ACCESS TO FERRY MEADOWS AND CITY CENTRE

Viewings: By appointment  
£299,995

### ENTRANCE PORCH

UPVC construction, door to side, access to hallway.

### HALLWAY

Fitted carpet, Fischer electric heater, access to all rooms.

### BEDROOM 1

11'9" x 11'9"

UPVC double glazed window to front, fitted carpet, fitted wardrobes.

### BEDROOM 2

11'5" x 11"

UPVC double glazed window to front, fitted carpet, electric storage heater.

### BEDROOM 3

8'11" x 8'9"

UPVC double glazed window to side, fitted carpet.

### BATHROOM

7" x 8'7"

Obscure uPVC double glazed window to side. Four piece suite with low level WC, wash hand basin, bath, shower cubicle and tile surround, Fischer electric heater with towel rail.

### KITCHEN

10'7" x 11'10"

UPVC double glazed window to side x2 and rear x1. Fitted kitchen with a matching range of base and eye level units, fitted electric oven, fitted four ring hob, fitted sink drainer, fitted fridge, fitted freezer, plinth built-in fan heater.

### CONSERVATORY

7'9" x 14'9"

Brick base built, uPVC construction conservatory, polycarbonate roof, single door to rear leading to the garden.

### LIVING ROOM

11'11" x 15'11"

Fitted carpet, fireplace, Fischer electric heater, open to dining room.

### DINING ROOM

8'10" x 11'9"

UPVC double glazed French doors to rear, fitted carpet, Fischer electric heater.

### OUTSIDE

At the front of the property is a lawn area bordered by a variety of shrubs and flowers, there is a driveway leading down the side of the property up to the garage. The rear of the property has a beautiful garden area with lawn, timber sheds, green house, patio area, vegetable patches, a variety of shrubs, trees and flowers.

### GARAGE

Remote controlled electric shuttered roller door to the front, single door to the rear, single door to the rear, power connected.

### TENURE

Freehold.

### SERVICES

Mains water, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

### 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>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</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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