





Otterbrook,Orton Brimbles PETERBOROUGH PE2 5YH

william h brown

welcome to

Otterbrook, Orton Brimbles PETERBOROUGH

Offered to the market with no onward chain

Conveniently located within easy reach of local amenities, schools, transport links, and Peterborough City Centre, this attractive home combines comfort, practicality, and convenience, comfort, practicality and convenience.













Offered to the market with no onward chain, this well-presented two-bedroom semi-detached home is an ideal purchase for first-time buyers.

The ground floor comprises a welcoming living room that provides a comfortable space for relaxing and entertaining, alongside a practical kitchen offering ample storage and workspace. Upstairs, the property benefits from two well-proportioned bedrooms and a family bathroom. Outside, the home enjoys a generously sized rear garden, providing plenty of space for outdoor enjoyment while remaining easy to maintain, making it perfect for busy lifestyles. The property also offers excellent potential for buyers looking to put their own stamp on a home.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Otterbrook, Orton Brimbles
PETERBOROUGH

- No Onward Chain
- Two Bedroom
- Semi-Detached Home
- Family Bathroom
- Ideal First-Time Buy
- Easy to Maintain Outdoor Space
- Spacious Living Room

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£195,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG123776

The Property Ombudsman

Property Ref:
PCG123776 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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