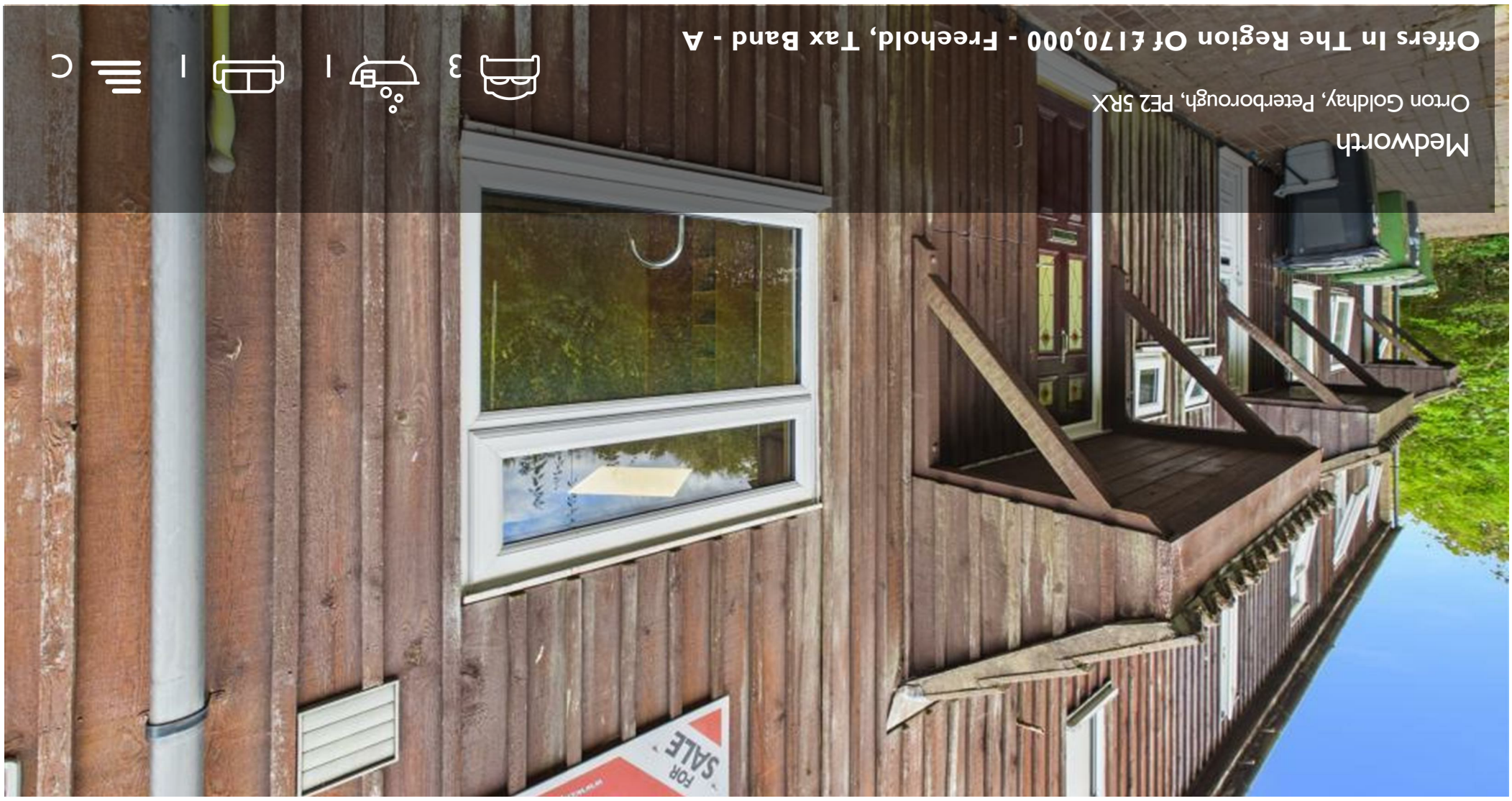


Medworth

Orton Goldhay, Peterborough, PE2 5RX

Offers In The Region Of £170,000 - Freehold, Tax Band - A

3 | | C

Floor Plan



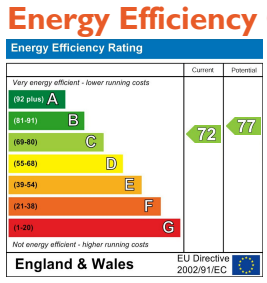
Area Map



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



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 licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Medworth

Orton Goldhay, Peterborough, PE2 5RX

A mid terraced house in the sought-after Orton Goldhay area of Peterborough, offering three bedrooms, a fitted kitchen diner, a spacious living/dining room and a landscaped rear garden with a powered shed/workshop. In recent years, improved with new windows, doors, kitchen, bathroom, electrics, plumbing and heating, so all the main expensive jobs are done, and it needs only internal decoration. Offered for sale with no forward chain.

A mid terraced house in the popular Orton Goldhay area of Peterborough, offering generous and well planned two-storey accommodation and offered for sale with no forward chain. In recent years the property has undergone a comprehensive scheme of improvements, including new windows, doors, kitchen, bathroom, electrics, plumbing and heating system, meaning all of the main expensive jobs have been taken care of and the house now needs only some internal decoration, which makes it an ideal opportunity for a buyer to add their own style and personal finish. A welcoming entrance hall provides access to a convenient ground floor WC, a useful storage cupboard and the staircase rising to the first floor, and leads through to the heart of the home: a fitted kitchen diner at the front of the property, complete with hob and sink and with room for a dining table, making it ideal for family meals and entertaining. To the rear, the bright and spacious living/dining room is filled with natural light from the rear window and has a door opening out to the garden, creating an easy flow between indoor and outdoor living. Upstairs, the landing gives access to three bedrooms: a master bedroom to the front, a well-proportioned second double bedroom to the rear, and a third bedroom that would suit a child, nursery or home office, together with a modern family bathroom and a handy storage cupboard. Outside, the landscaped rear garden has been laid out with a patio, ideal for outdoor dining and summer relaxation, and there is a shed/workshop with power and lighting, offering excellent scope for hobbies, storage or home working. Combining recent modernisation with the chance to decorate to your own taste, this is a fantastic purchase for first time buyers and growing families, and an early viewing is strongly recommended.

Entrance Hall
1.81 x 5.63 (5'11" x 18'5")

WC
0.79 x 1.41 (2'7" x 4'7")

Kitchen Diner
2.95 x 5.64 (9'8" x 18'6")

Living/Dining Room
4.80 x 3.28 (15'8" x 10'9")

Landing
1.79 x 3.87 (5'10" x 12'8")

Master Bedroom
2.71 x 4.27 (8'10" x 14'0")

Bathroom
2.00 x 1.70 (6'6" x 5'6")

Bedroom Two
2.72 x 3.89 (8'11" x 12'9")

Bedroom Three
1.99 x 3.00 (6'6" x 9'10")

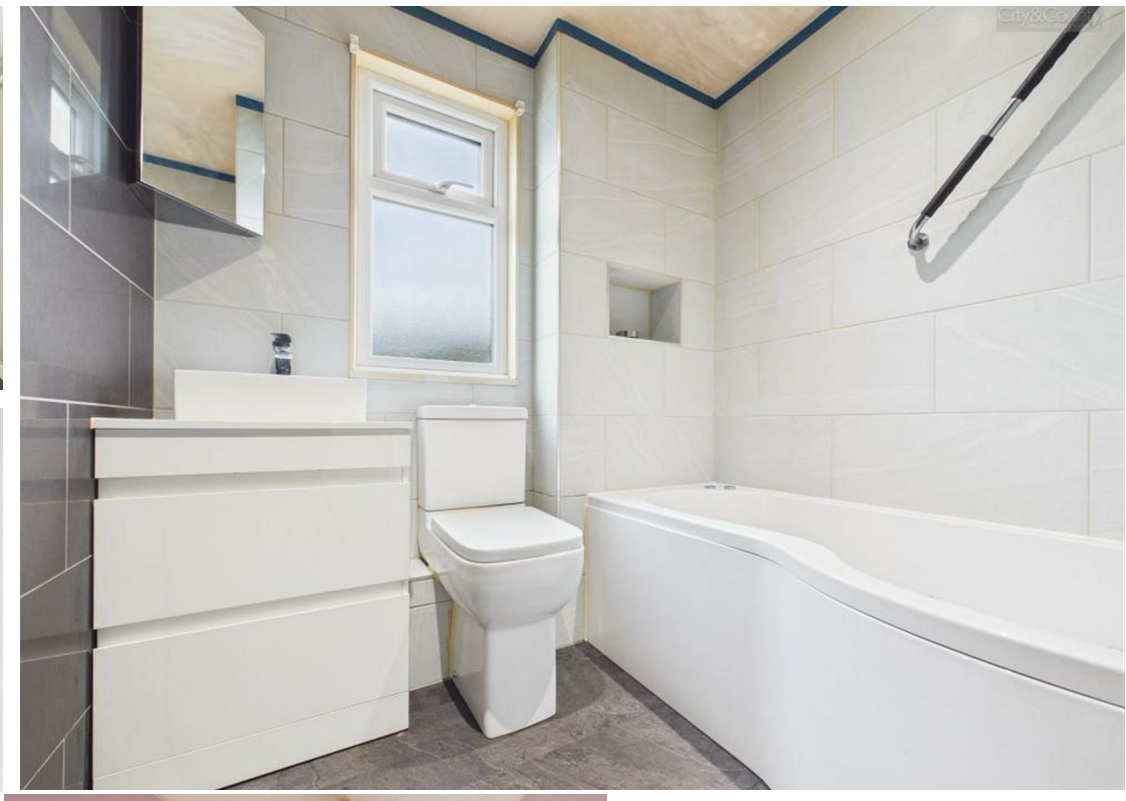
Storage Shed
1.64 x 1.12 (5'4" x 3'8")





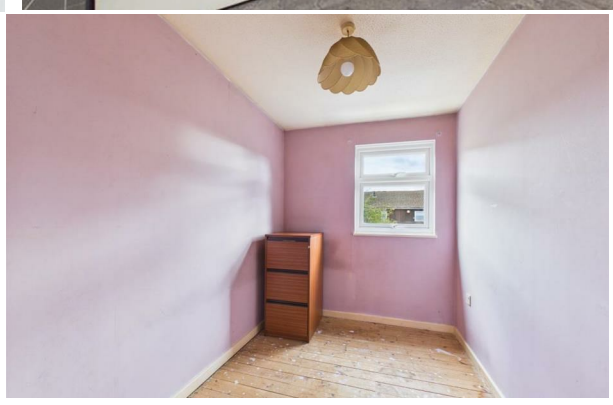


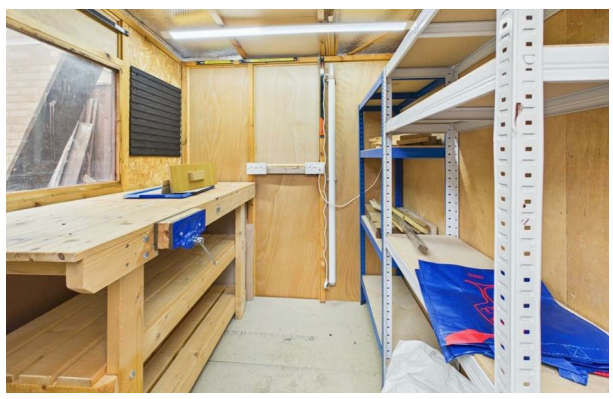


















Storage Shed
1.66 x 1.73 (5'5" x 5'8")

EPC - C
72/77

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 (answer yes if there are restrictions, eg does not allow pets): 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 No Allocated Space
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: TBC
Mobile Coverage: TBC

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.