



**Disclaimer**

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**Hanbury, Orton Goldhay, Peterborough, PE2 5QX**  
**£1,200 PCM**

# Hanbury, Orton Goldhay, Peterborough, PE2 5QX

Set within a sought-after private cul-de-sac, this well-presented three-bedroom, semi-detached home offers comfortable and versatile living and is perfectly suited to families.

The ground floor begins with a welcoming entrance hall, downstairs cloakroom, separate WC and a spacious living and dining room, ideal for both relaxing and entertaining. Also on this level is a modern fitted kitchen that enjoys views over the spacious rear garden, with convenient access directly outside.

Upstairs, the property benefits from three good-sized bedrooms, including a generous master bedroom with a bespoke fitted wardrobe, and a family bathroom. The landscaped rear garden has been designed for low maintenance and enjoyment, featuring a bespoke pergola and a dedicated playground area with rubber safety matting, making it an ideal space for children to enjoy.

To the front of the property, there is off-road parking and you are conveniently located close to local amenities, schools, and transport links. So don't miss out on your chance to view this wonderful family home.

Council tax band B. EPC rating C. Security deposit £1,384.00. Optional deposit scheme available. A non-refundable holding deposit of £276.00 is taken on application and then deducted from the first months rent.

