



Entrance Hall

Lounge/Diner

Kitchen:  
3.30m x 2.08m  
(10'8" x 6'10")

Bedroom 1:  
4.19m x 2.56m  
(13'9" x 8'5")

Bedroom 2:  
2.59m x 3.48m  
(8'6" x 11'5")

Bathroom

WC

Conservatory

[woodcockholmes.co.uk](http://woodcockholmes.co.uk)



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 THE GUILD  
PROPERTY  
PROFESSIONALS

These particulars do not constitute part or all of an offer or 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.

**Bringhurst**  
Orton Goldhay, Peterborough, PE2 5RT  
£175,000



## Bringhurst Orton Goldhay, Peterborough PE2 5RT

Well-presented two-bedroom bungalow with open-plan living, conservatory, modern shower room and low-maintenance garden. Offered with no forward chain, close to amenities and transport links.

- AVAILABLE WITH NO FORWARD CHAIN
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING SPACE
- PLENTY OF STORAGE SPACE
- PRIVATE ENCLOSED GARDEN SPACE
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- CONSERVATORY SPACE
- FULLY TILED SHOWER ROOM

Viewings: By appointment  
£175,000

### ENTRANCE HALL

UPVC door to front, store cupboard, laminate flooring, access to:

### LIVING ROOM

19" x 12'6"

UPVC double glazed window to side, door to conservatory, laminate flooring, radiator, storage cupboard(s) open to kitchen:

### KITCHEN

10'5" x 6'6"

UPVC double glazed window to front, fitted kitchen with fitted worktop space, splash back tiles, fitted sink drainer, space for appliances.

### CONSERVATORY

UPVC construction, door to side leading to the garden.

### WC

Fitted WC

### BATHROOM

4'11" x 5'1"

Shower cubicle, wash hand basin, fully tiled walls, window to front.

### BEDROOM 1

13'6" x 8'1"

Window to rear, laminate flooring, radiator.

### BEDROOM 2

8'2" x 11'1"

Window to rear, laminate flooring, radiator.

### OUTSIDE

Communal parking to the front and surround. Brick wall enclosed rear garden with patio and decking areas.



### SURROUNDING AREA

The Ortons are situated to the south of Peterborough and are within good access of the Peterborough City Centre and A1 road network links. All the Ortons are close to good local amenities including shops, catchment for primary and secondary schools (St Botolph's Primary, Nene Valley Primary & Nene Park Academy), hairdressers, Health Centres, etc. "Ferry Meadows" Country Park is located close by along with the "Nene Valley Railway".

### TENURE

Freehold - For sale by private treaty.

### SERVICES

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

### FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

### 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 for BUY TO LET purposes, please call our Property Management team on 01733 209573. 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)	A	
(81-91)	B	87
(69-80)	C	
(55-68)	D	65
(39-54)	E	
(21-38)	F	
(1-20)	G	
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)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC