



8 Ledham, Orton Brimbles, Peterborough
£1,050 pcm

 **NEWTON FALLOWELL**

8 Ledham

Orton Brimbles, Peterborough

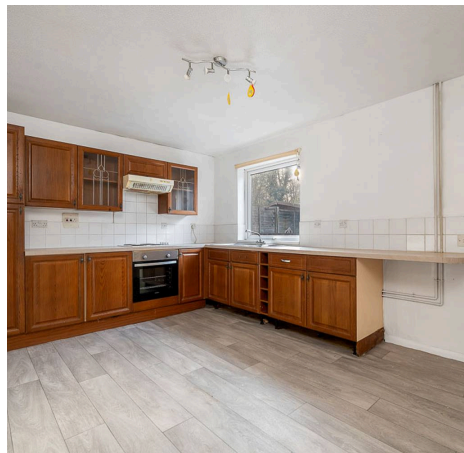
This terraced family home is AVAILABLE FROM LATE NOVEMBER and benefits from THREE BEDROOMS and a PRIVATE WEST-FACING REAR GARDEN to the rear. The accommodation comprises of an entrance hall, lounge, kitchen diner, downstairs WC, with the first floor landing separating three bedrooms and family bathroom. Outside there is a west-facing garden to the rear, which is both private and enclosed, whilst there is also communal parking to the front aspect.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





Entrance Hall

Lounge

15' 6" x 11' 0" (4.72m x 3.35m)

Kitchen Diner

10' 6" x 14' 6" (3.20m x 4.42m)

WC

6' 0" x 3' 0" (1.83m x 0.91m)

Landing

Bedroom 1

15' 0" x 11' 0" (4.57m x 3.35m)

Bedroom 2

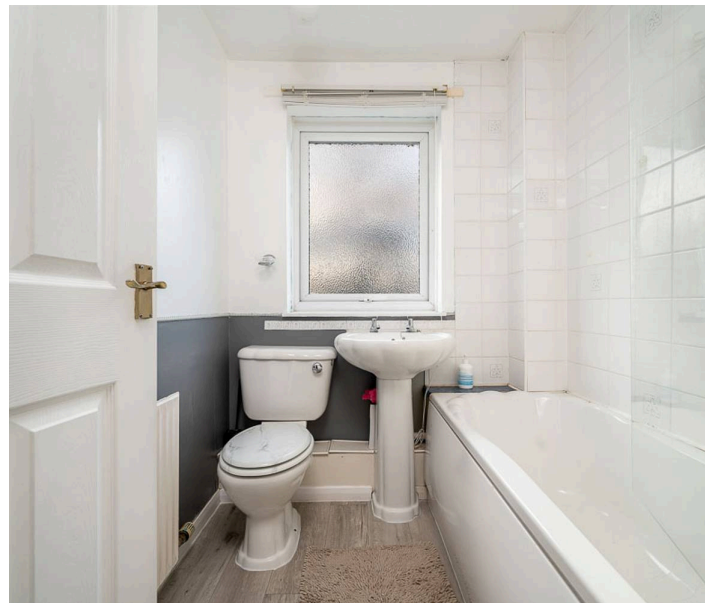
11' 0" x 10' 6" (3.35m x 3.20m)

Bedroom 3

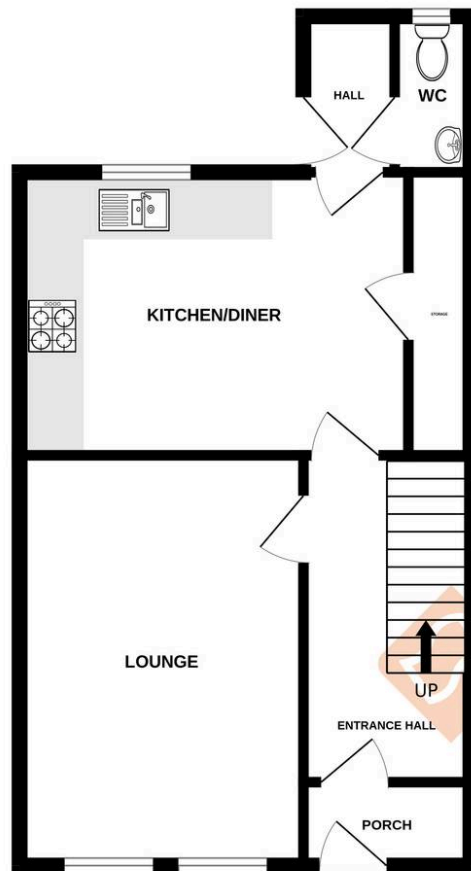
10' 6" x 8' 0" (3.20m x 2.44m)

Bathroom

6' 0" x 6' 0" (1.83m x 1.83m)



GROUND FLOOR
469 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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