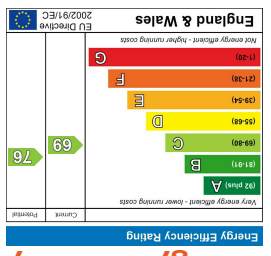
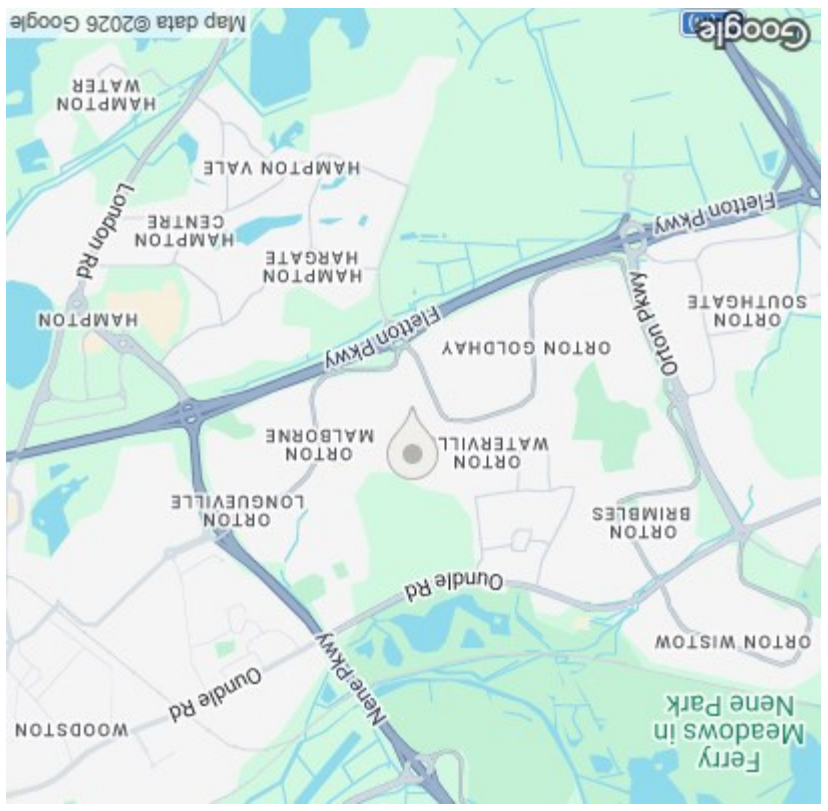


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services of 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 guarantees. 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 licensing 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.

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



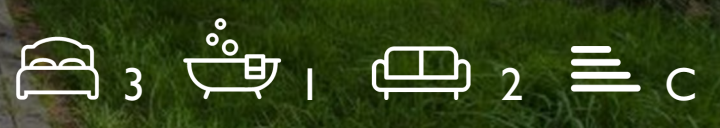
Area Map



Floor Plan



Clayton
 Orton Goldhay, Peterborough, PE2 5SB
£180,000 - Freehold , Tax Band - A



Clayton
Orton Goldhay, Peterborough,
PE2 5SB

A well-proportioned three bedroom terraced home offered to the market with no forward chain, featuring three genuine double bedrooms, a spacious living room, and a separate kitchen and dining room. The property benefits from a re-fitted kitchen, a convenient downstairs WC, a private enclosed rear garden, and access to communal parking, making it an ideal first time purchase or investment opportunity.

This spacious three bedroom terraced home offers excellent internal accommodation and is perfectly suited for both first time buyers and investors alike. Positioned with no forward chain, the property is ready for immediate occupation and provides a practical and well-balanced layout throughout. Upon entering you are welcomed by an entrance hall which provides access to a generous living room, offering ample space for both relaxation and entertaining. To the rear, there is a separate dining room, creating a more formal setting for meals and social occasions, along with access to the rear garden. The kitchen has been recently re-fitted and offers a modern and functional space with good storage and worktop areas. A downstairs WC adds further convenience. To the first floor, the property continues to impress with three well-proportioned double bedrooms, all offering comfortable living space and flexibility for family life, guests, or home working. The accommodation is completed by a family bathroom and a central landing. Externally, the property benefits from a private enclosed rear garden, ideal for outdoor enjoyment with minimal upkeep required. To the front and surrounding area, there is access to communal parking. Overall, this is a well-maintained and generously sized home in a convenient setting, offering excellent value and strong potential for both owner occupiers and investors.

Entrance Hall
2.97 x 1.07 (9'8" x 3'6")

WC
1.44 x 0.83 (4'8" x 2'8")

Living Room
3.50 x 4.41 (11'5" x 14'5")

Kitchen
3.21 x 2.69 (10'6" x 8'9")

Dining Room
3.32 x 2.74 (10'10" x 8'11")

Landing
0.95 x 4.12 (3'1" x 13'6")

Master Bedroom
3.49 x 3.23 (11'5" x 10'7")

Bedroom Two
3.04 x 3.92 (9'11" x 12'10")

Bathroom
1.99 x 2.00 (6'6" x 6'6")

Bedroom Three
3.46 x 2.99 (11'4" x 9'9")

EPC - C
69/76

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Timber Framed & Cladded
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: Cable
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Excellent, O2 - Excellent, Three - Excellent, Vodafone - Great



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.