

Connells

Paulsgrove
Orton Wistow Peterborough

Paulsgrove
Orton Wistow Peterborough PE2 6YE

for sale
£180,000







Property Description

A wonderful two-bedroom semi-detached house located in the popular Orton Wistow area of Peterborough. Boasting a spacious interior, enclosed rear garden, separate garage with off-road parking, and easy access to transport links and Peterborough City Centre, this home is ideal for first-time buyers and investors alike. Internally, the ground floor comprises an entrance porch, a spacious open-plan lounge/living area with ample room for furniture, and a rear kitchen overlooking the garden. The kitchen offers storage cupboards and space for a range of built-in and freestanding appliances. Upstairs, the property offers two bright bedrooms, with the principal bedroom overlooking the front aspect and providing space for a large bed, wardrobes, and additional furniture. The second bedroom is ideal as a guest room, nursery, home office, or hobby room. The bathroom comprises a shower-over-bath, WC, and wash basin. Externally, the property benefits from an enclosed rear garden screened by an established tree belt, separate garage, and side driveway providing off-road parking. Well presented throughout and being situated within a leisurely walking distance of Ferry Meadows Country Park the home further benefits from a recently installed boiler within the last year. An excellent opportunity for first-time buyers and investors. Early viewing is highly recommended. Call today to arrange your viewing.

Entrance Porch

Lounge
13' 11" x 11' 4" (4.24m x 3.45m)

A spacious and open-plan Lounge that is perfect for relaxing in an evening or entertaining guests. This space can be rearranged to suit any buyers requirements.

Kitchen
12' x 6' 10" (3.66m x 2.08m)

A Kitchen that's both light and bright looking out into the rear garden. Complete with room for various appliances both built-in & free-standing alongside a collection of storage options.

Landing

Master Bedroom
10' 4" x 8' 7" (3.15m x 2.62m)

A Master Bedroom that overlooks the front of the property. This space is light and open meaning it can accommodate a large bed, wardrobes and additional furniture as required.

Second Bedroom
12' 1" x 7' 1" (3.68m x 2.16m)

The Second Bedroom is equally spacious and includes views of the rear garden. Perfect as either another Bedroom, Office space, Nursery or even an additional living area.

Main Bathroom
8' 9" x 4' 9" (2.67m x 1.45m)

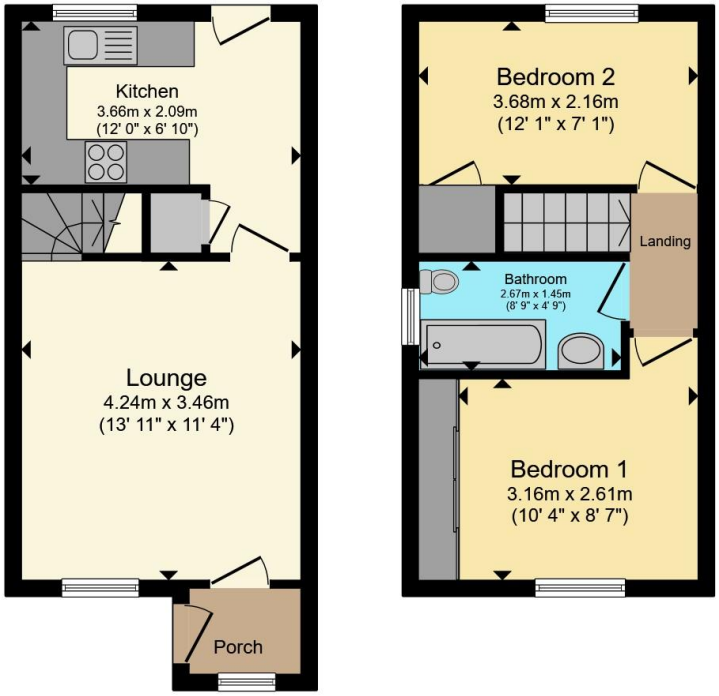
A Main Bathroom complete with shower over bath combo, w/c & wash basin.

Agents Note:

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'







Ground Floor **First Floor**

Total floor area 56.0 m² (603 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io





To view this property please contact Connells on

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14 Cowgate
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EPC Rating: C

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/PBO313112

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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