

Orwell Grove

Paston, Peterborough, PE4 7XU

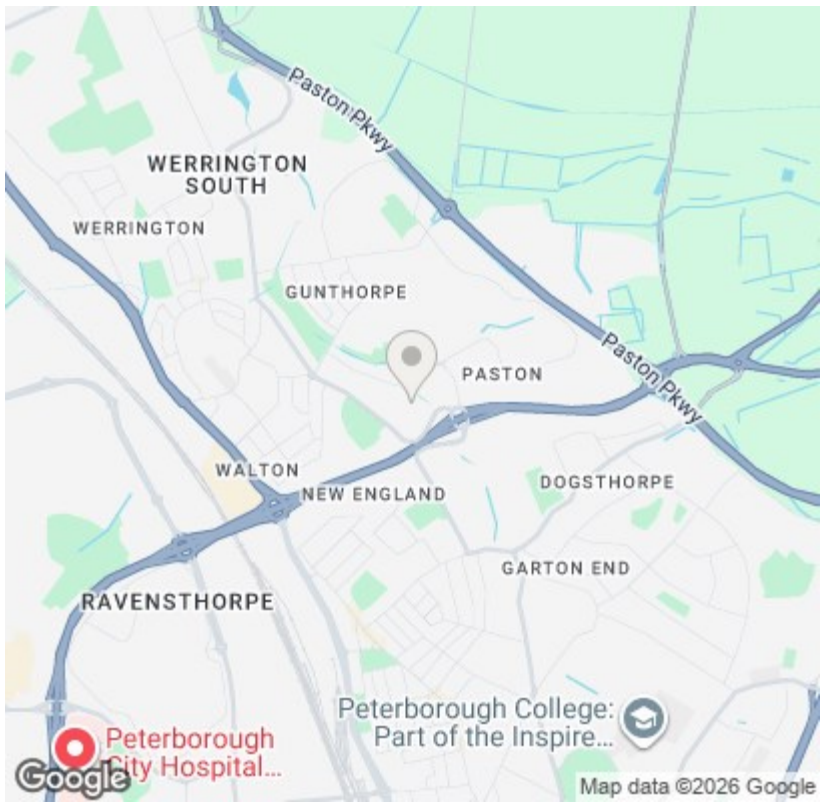
Offers In Excess Of £249,995 - Freehold, Tax Band - B

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Floor Plan



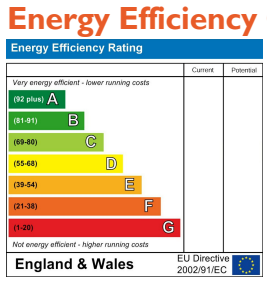
Area Map



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



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, 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 guarantee. 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 licencing 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.

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Beautifully presented and versatile, this semi detached house on the popular Orwell Grove has been lovingly improved by its current owners and is finished to a show home standard. With ample off road parking, stylish panelling to the living areas, a modern high spec kitchen diner and a low maintenance landscaped rear garden, it offers a superb turn-key opportunity for buyers seeking quality and flexible accommodation in Peterborough.

Presented to a show home standard and lovingly improved throughout its current period of ownership, this beautifully presented and versatile semi detached house enjoys a popular position on Orwell Grove in Peterborough. Ample off road parking is provided by the front driveway, leading to the entrance hallway, which offers a warm and welcoming introduction to the home and gives access to the principal ground floor rooms. The living room is a stylish and inviting space, enhanced by attractive panelling that adds character and a touch of sophistication, with the staircase rising to the first floor from here. Also to the front of the property is a versatile reception room, which also lends itself to use as a fourth bedroom, home office or playroom, with the same stylish panelling continuing the cohesive feel of the living areas. To the rear, the modern high spec kitchen diner is the true heart of the home, fitted with a superb range of contemporary units and appliances and providing generous space for dining and entertaining, with French doors opening onto the garden to bring in plenty of natural light and create a seamless connection between indoor and outdoor living. A separate utility room offers useful additional space for laundry and household appliances, and a convenient ground floor WC completes the downstairs accommodation. Upstairs, the landing leads to three well proportioned bedrooms, each decorated to an impeccable standard, including a master bedroom and two further bedrooms that would suit family, guests or home working equally well. The bathroom is fitted with a modern suite including a separate shower enclosure, finished in keeping with the quality found throughout the property. Outside, the low maintenance landscaped rear garden has been designed for year round enjoyment, offering a perfect setting for relaxing or entertaining without the demands of heavy upkeep, and benefits from a storage shed. A pergola is also available by separate negotiation, making this an ideal opportunity for those seeking a turn-key home in a sought after location, and early viewing is highly recommended.

Entrance Hall
2.22 x 1.07 (7'3" x 3'6")

Living Room
4.63 x 3.15 (15'2" x 10'4")

Reception Room/Bedroom Four
5.02 x 2.25 (16'5" x 7'4")

Kitchen Diner
2.77 x 5.82 (9'1" x 19'1")

Utility Room
2.09 x 2.42 (6'10" x 7'11")

WC
0.81 x 2.41 (2'7" x 7'10")

Landing
1.77 x 3.19 (5'9" x 10'5")

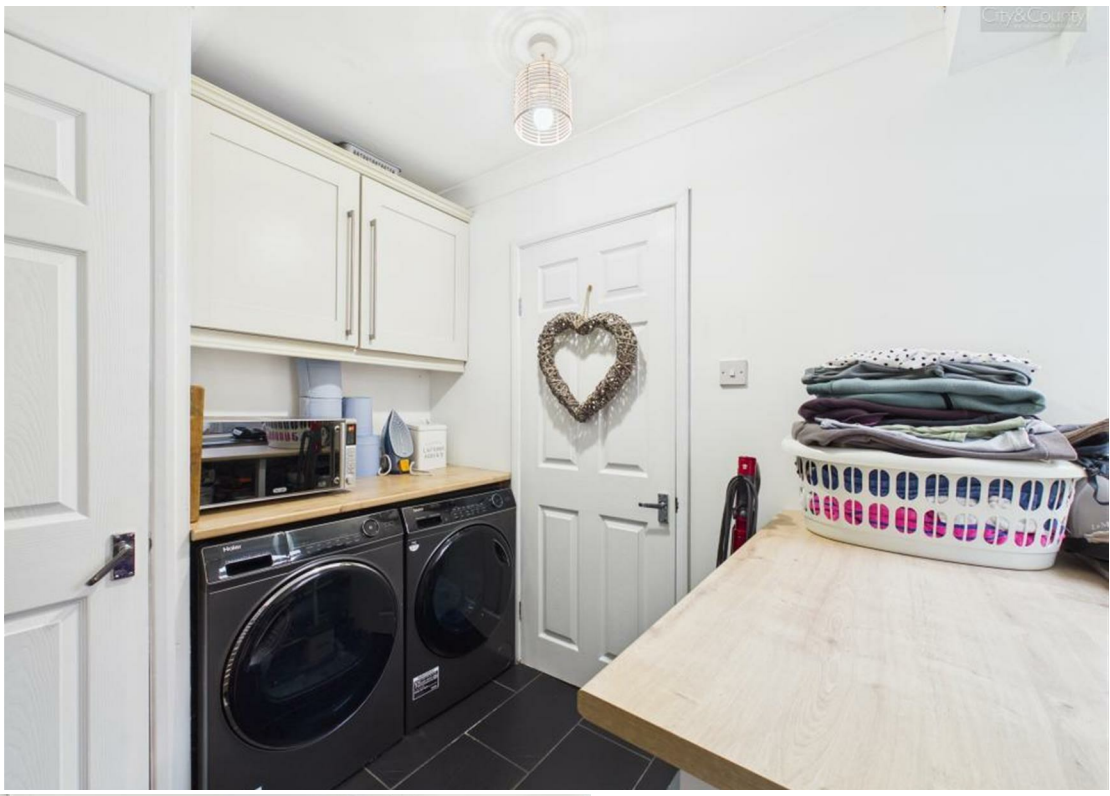
Master Bedroom
2.94 x 3.33 (9'7" x 10'11")



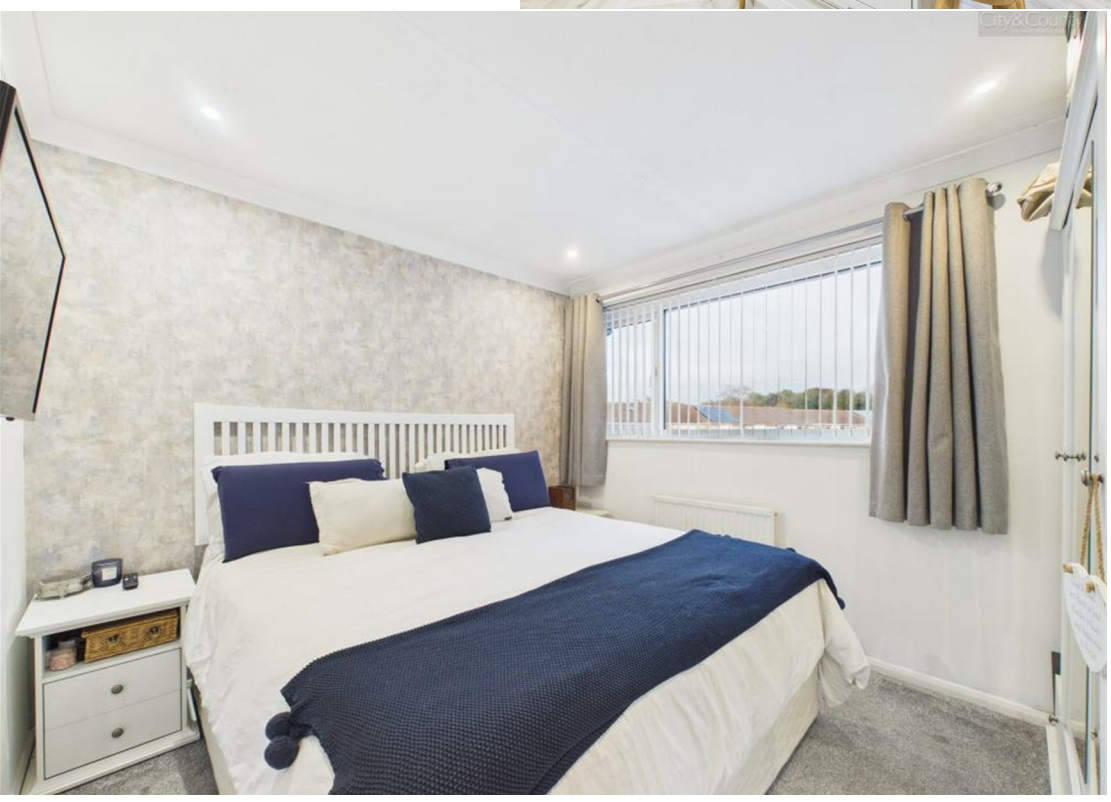


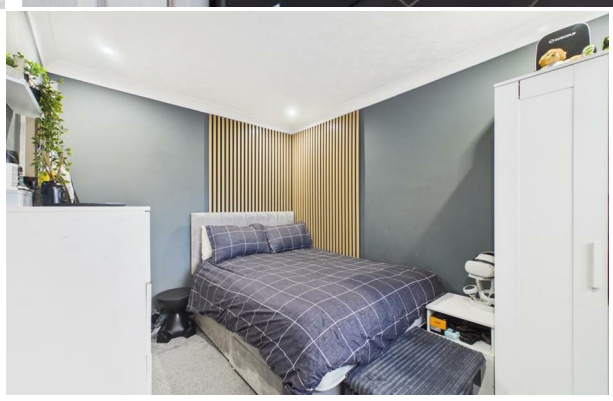


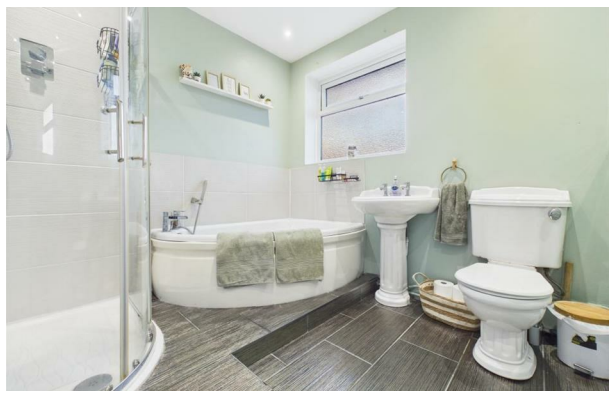


















Bathroom
2.40 x 2.46 (7'10" x 8'0")

Bedroom Two
3.45 x 3.30 (11'3" x 10'9")

Bedroom Three
3.87 x 2.49 (12'8" x 8'2")

EPC - Awaiting

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
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: Driveway Private, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 5500Mbps
Mobile Coverage: TBC

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.