



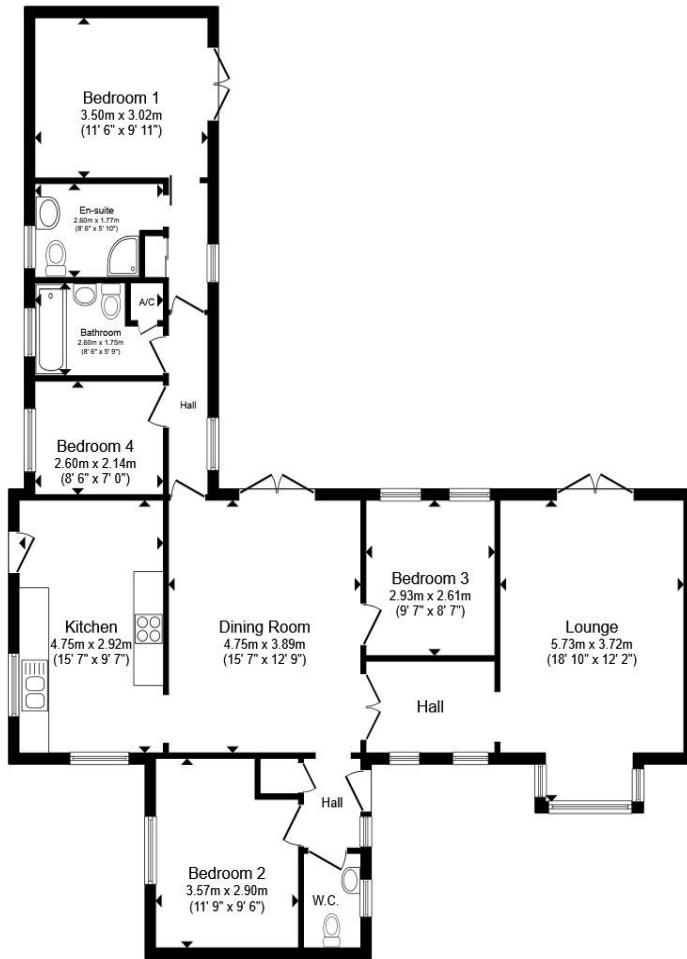
The Rookery, Orton Wistow Peterborough PE2 6YT

welcome to

The Rookery, Orton Wistow Peterborough

"Rare opportunity to live on the doorstep of Ferry Meadows Country Park". Pleased to offer this wonderful 3 / 4 Bedroom Bungalow situated in Orton Wistow. Situated on a larger plot, this handsome property boasts 3 / 4 Bedrooms, one being currently used as the Office, Vaulted ceiling Living Room, Modern Kitchen Breakfast Room with a Patio area outside the kitchen door, Dining Room and Family Bathroom. Wrap around access round the Bungalow, leading to a secluded, sunny, south westerly back Garden offers quiet outdoor space with a mix of mature lawn, shrubs and Patio area which is a sun trap in the summer months. To the front, again ample driveway Parking with a Double Garage. The property is very well presented and offers additional features such as Air Conditioning in the Master Bedroom and Living Room as well as Ensuite to the Master Bedroom. Viewings are "Highly Recommended" and, the property is being sold with "No forward Chain".





Total floor area 112.6 m² (1,212 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

welcome to

The Rookery, Orton Wistow Peterborough

- 3-4 Bedroom modern Bungalow, generous room sizes thru the property
- Quieter area on a larger plot
- Double Garage, ample driveway parking
- Air conditioning in Living room and master Bedroom
- Ferry Meadows, Golf Course, Schools, Shops and Hostelries on the doorstep

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£499,000



view this property online williamhbrown.co.uk/Property/PCG123034

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
PCG123034 - 0006

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the postcode not the actual property

 william h brown



01733 311022



Peterborough@williamhbrown.co.uk



6-9 Fortune Buildings Cowgate,
PETERBOROUGH, Cambridgeshire, PE1 1LR



williamhbrown.co.uk