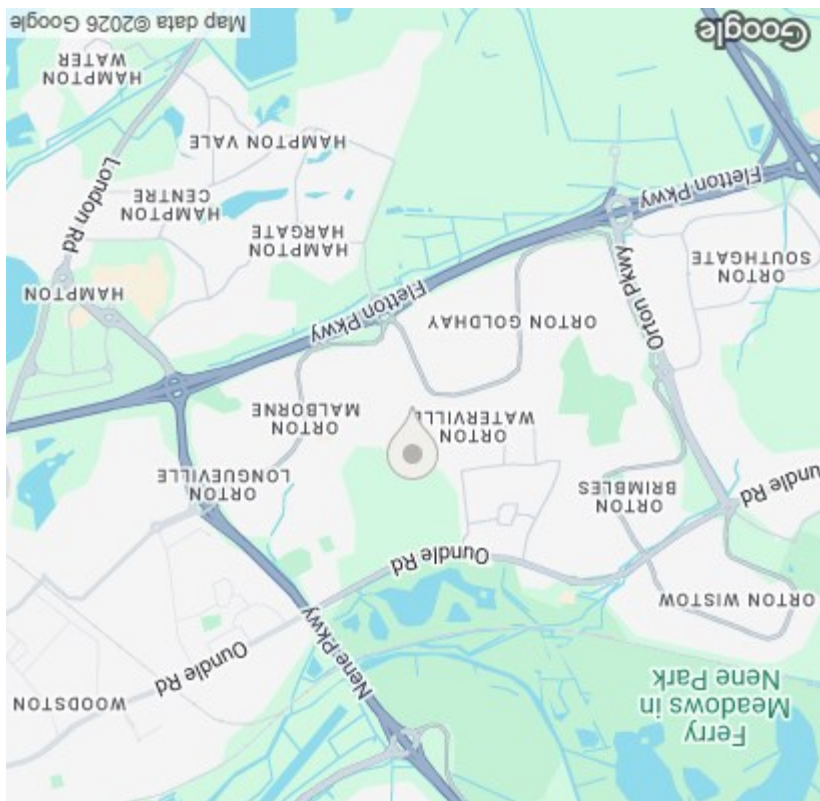


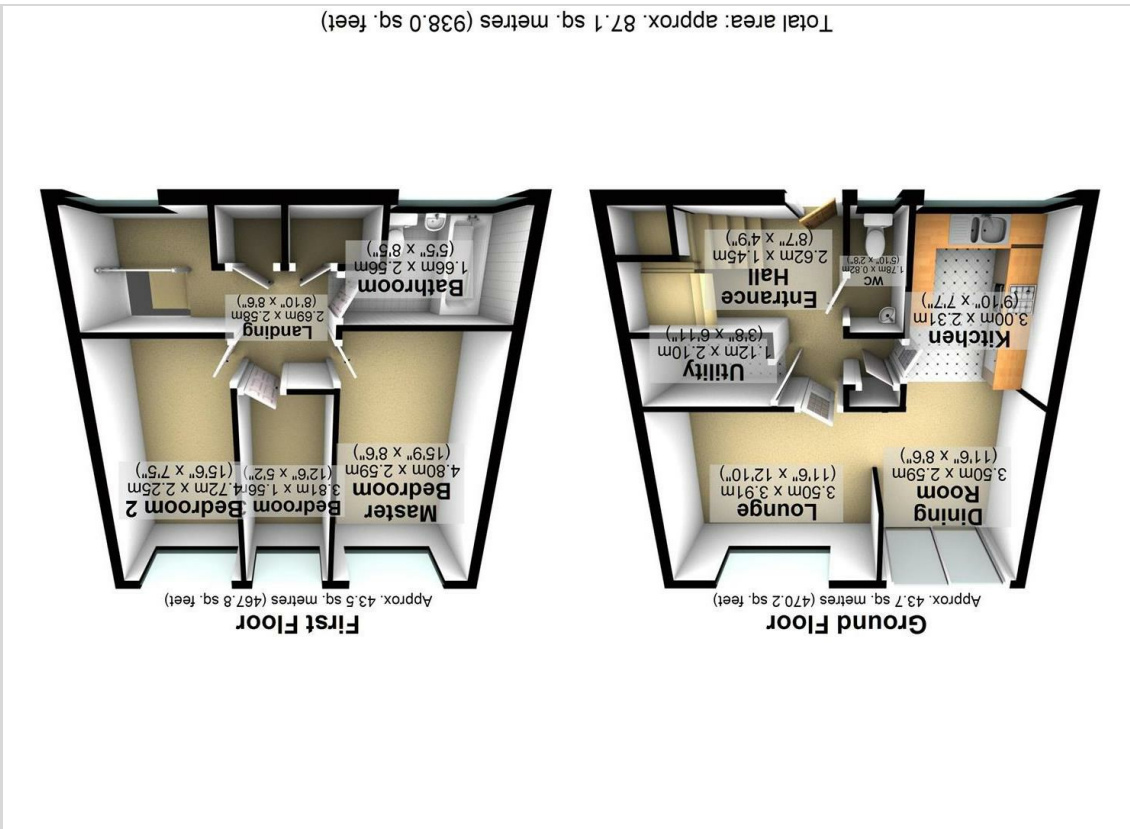
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

England & Wales	
Energy Rating	Energy Efficiency Class
A	Very energy efficient (low running costs)
B	Energy efficient (low running costs)
C	Decent (average running costs)
D	Below average (above average running costs)
E	Poor (high running costs)
F	Very poor (very high running costs)
G	Worst (extremely high running costs)

Energy Efficiency Graph



Area Map



Floor Plan

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.

Viewing



Bringham

Orton Goldhay, Peterborough, PE2 5RS

Offers In Excess Of £180,000 - Freehold , Tax Band - A



Bringhurst

Orton Goldhay, Peterborough, PE2 5RS

Situated within a quiet cul-de-sac location in Bringhurst, this three bedroom semi detached family home is offered with no forward chain and presents an excellent opportunity for first time buyers or growing families. Featuring a kitchen diner, spacious living room, downstairs cloakroom, private enclosed rear garden and off road parking, this is a well balanced home in a peaceful setting.

Set within a quiet residential cul-de-sac in Bringhurst, this well proportioned three bedroom semi detached home offers comfortable family living with the added benefit of no forward chain. The ground floor opens into a welcoming entrance hall which provides access to a convenient downstairs cloakroom and a useful utility area. The kitchen diner is positioned to the front of the property and offers ample worktop and storage space, creating a practical and sociable environment for everyday cooking and dining. To the rear, the generous living room spans the width of the home and provides an ideal space for relaxing or entertaining with direct access into the garden.

Upstairs, the first floor landing leads to three bedrooms and the family bathroom. The principal bedroom is well proportioned and positioned to the rear, while the second bedroom offers further comfortable double accommodation. The third bedroom provides flexibility as a nursery, home office or single bedroom. The family bathroom is fitted with a modern suite and serves all three rooms. Externally, the property benefits from off road parking to the front. To the rear, there is a private enclosed garden, ideal for children, pets or outdoor entertaining.

Entrance Hall

2.62 x 1.45 (8'7" x 4'9")

WC

1.78 x 0.82 (5'10" x 2'8")

Utility Room

1.12 x 2.10 (3'8" x 6'10")

Lounge

3.50 x 3.91 (11'5" x 12'9")

Dining Room

3.50 x 2.59 (11'5" x 8'5")

Kitchen

3.00 x 2.31 (9'10" x 7'6")

Landing

2.69 x 2.58 (8'9" x 8'5")

Master Bedroom

4.80 x 2.59 (15'8" x 8'5")

Bedroom Two

4.72 x 2.25 (15'5" x 7'4")

Bedroom Three

3.81 x 1.56 (12'5" x 5'1")

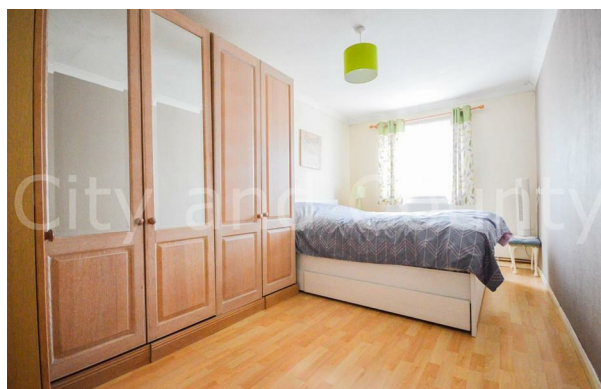
Bathroom

1.66 x 2.56 (5'5" x 8'4")

EPC - D

68/88

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: 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: Double Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: TBC
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Excellent, O2 - Excellent, Three - Great, Vodafone - Excellent

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.

DISCLAIMER
All marketing photographs were captured prior to the commencement of the current tenancy. Prospective applicants are advised that the property's current condition may vary and inspections are recommended.

DRAFT DETAILS AWAITING VENDORS APPROVAL

