



84 Gostwick

Orton Brimbles PE2 5XG

Offers in the region of £230,000



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A well presented end-terraced house located on a corner plot in a sort after residential area of Orton Brimble's.

This property comprises of:

Entrance hall, lounge/diner, kitchen/breakfast area, downstairs cloakroom, upstairs, three bedrooms and shower room.

Outside- driveway to the side providing off-road parking. Rear enclosed garden. Mainly laid to grass/patio with mature shrubs and bushes.

This property is close to local amenities and major transport links.

Tenure: Freehold

Council Tax Band: B





Entrance Hall

Kitchen/Breakfast Area
15'8" max x 10'10" max (4.78m max x 3.31m max)

Lounge/Diner
15'9" max x 15'3" max (4.81m max x 4.67m max)

Downstairs Cloakroom
7'11" x 2'7" (2.42m x 0.80m)

Landing

Bedroom One
15'11" x 9'3" (4.87m x 2.82m)

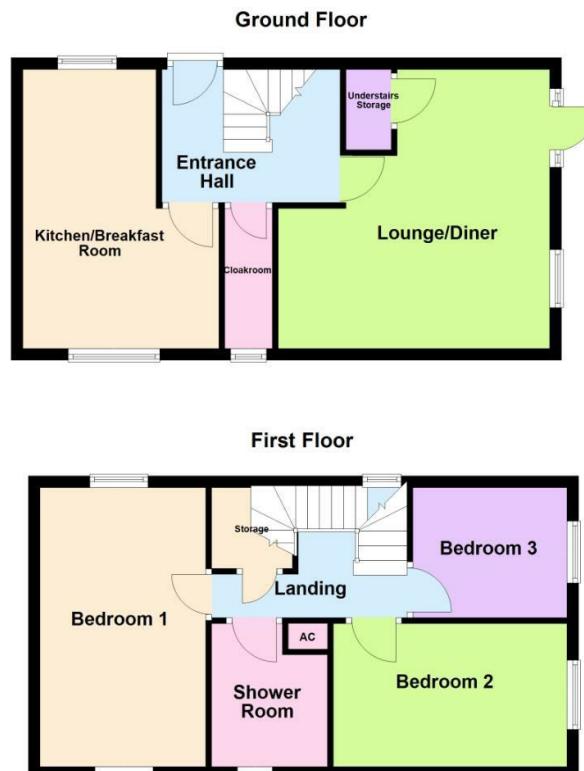
Bedroom Two
13'2" x 7'11" (4.02m x 2.42m)

Bedroom Three
8'7" x 7'6" (2.62m x 2.30m)

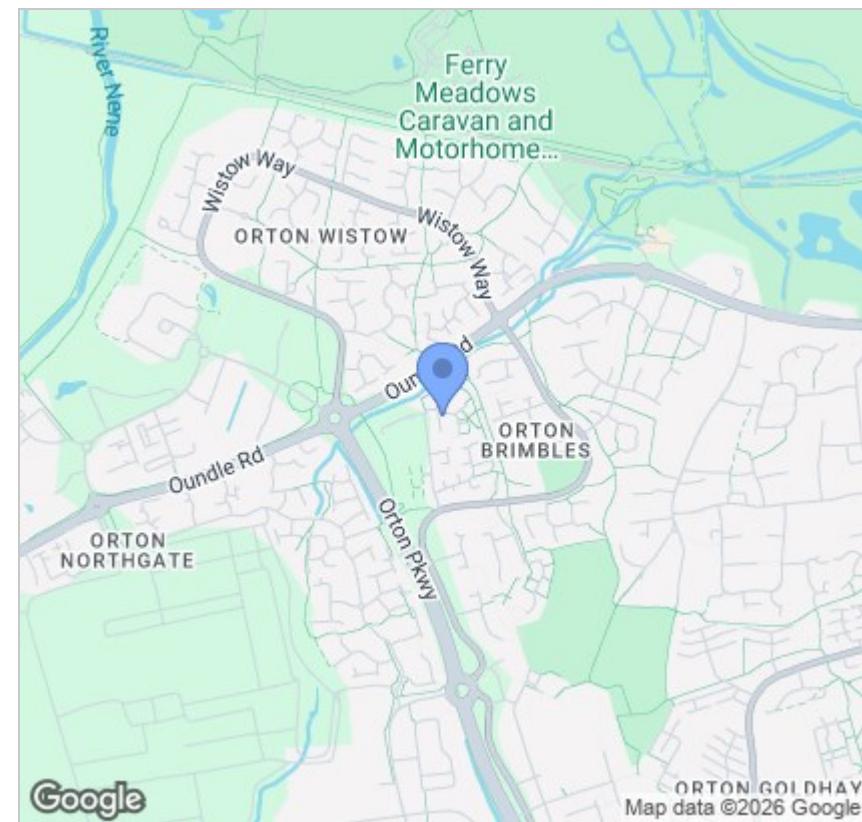
Shower Room
7'9" x 6'6" (2.38m x 1.99m)



Floor Plan



Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | | |

Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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