



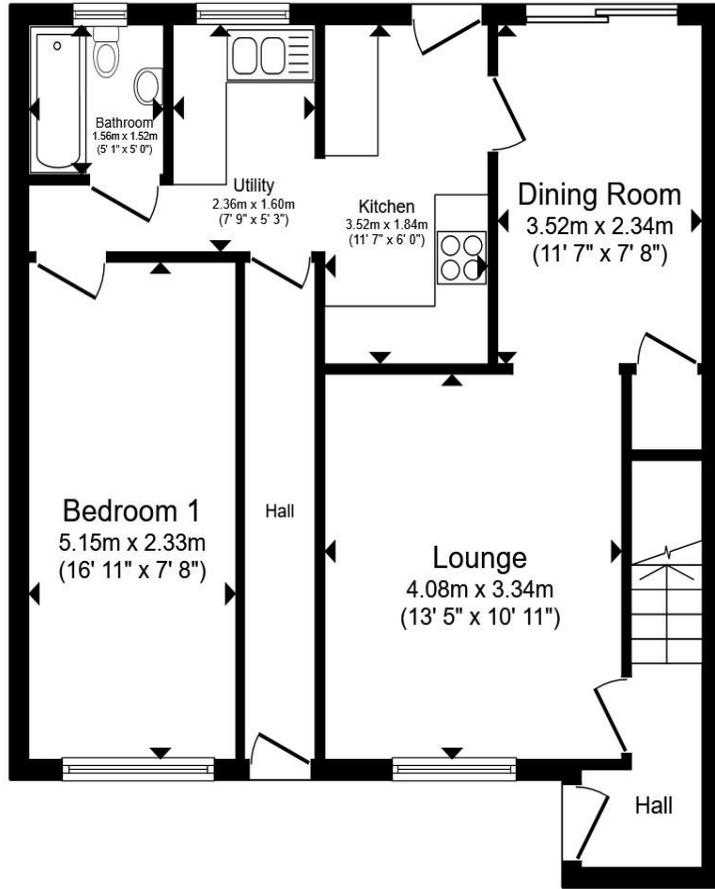
Walgrave, Orton Malborne Peterborough PE2 5NS

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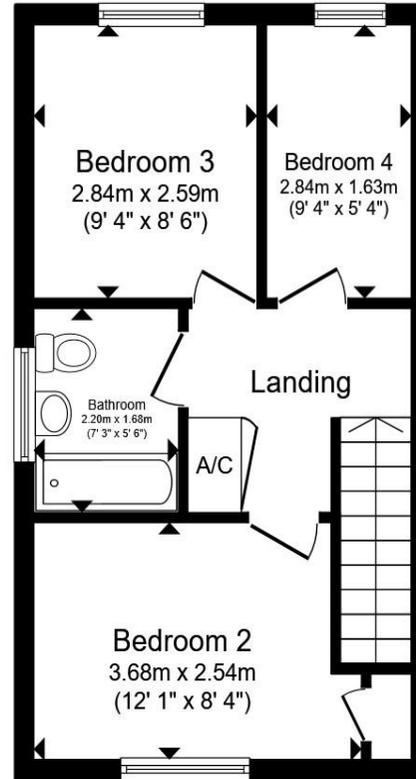
Walgrave, Orton Malborne Peterborough

A well-appointed four-bedroom detached family home situated in the sought-after Orton Malborne area of Peterborough, offered with no onward chain - providing a straightforward purchase for buyers seeking generous accommodation in a residential neighbourhood. This detached house offers flexible living space arranged over two floors, ideal for a growing family. The ground floor features a welcoming entrance hall leading to a comfortable lounge and separate dining room, next to a fitted kitchen. Crucially the fourth bedroom is located on the ground floor - perfect for use as a guest room, home office, or multi-generational living space. A downstairs bathroom enhances practicality and convenience. To the first floor, there are three further bedrooms, providing comfortable accommodation for family members, along with a family bathroom to complete the layout. Externally the property benefits from a private driveway with off-street parking, along with an enclosed rear garden - an ideal space for outdoor relaxation and family activities. The plot's configuration offers good levels of privacy and potential for landscaping or enhancement subject to buyer preference.





Ground Floor



First Floor

Total floor area 91.4 m² (984 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

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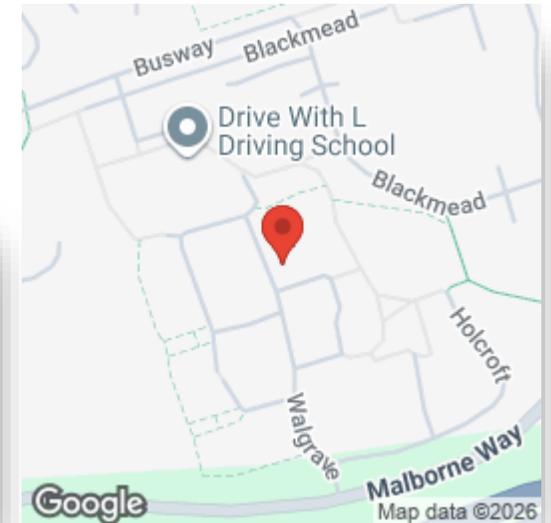
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- No onward chain
- Four bedrooms
- Detached
- Spacious living room
- Freehold

Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price

£260,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG123270



Property Ref:
PCG123270 - 0002

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.

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