



84 FARRIERS COURT, ORTON LONGUEVILLE, PETERBOROUGH, PE2



£200,000 PRICE GUIDE

" CUL DE SAC LOCATION IN ORTON LONGUEVILLE "

- 2 BEDROOMS
- PARKING TO THE REAR
- CUL DE SAC LOCATION
- SEMI DETACHED HOME
- CLOSE TO FERRY MEADOWS
- POPULAR AREA OF ORTON LONGUEVILLE
- IDEAL FOR FIRST TIME BUYERS
- BLANK CANVAS FOR YOU TO PUT YOUR OWN STAMP ON
- READY TO MOVE STRAIGHT INTO
- EPC RATING C / COUNCIL TAX BAND - B



PROPERTY HIGHLIGHTS

Guide price £200,000 - £210,000.

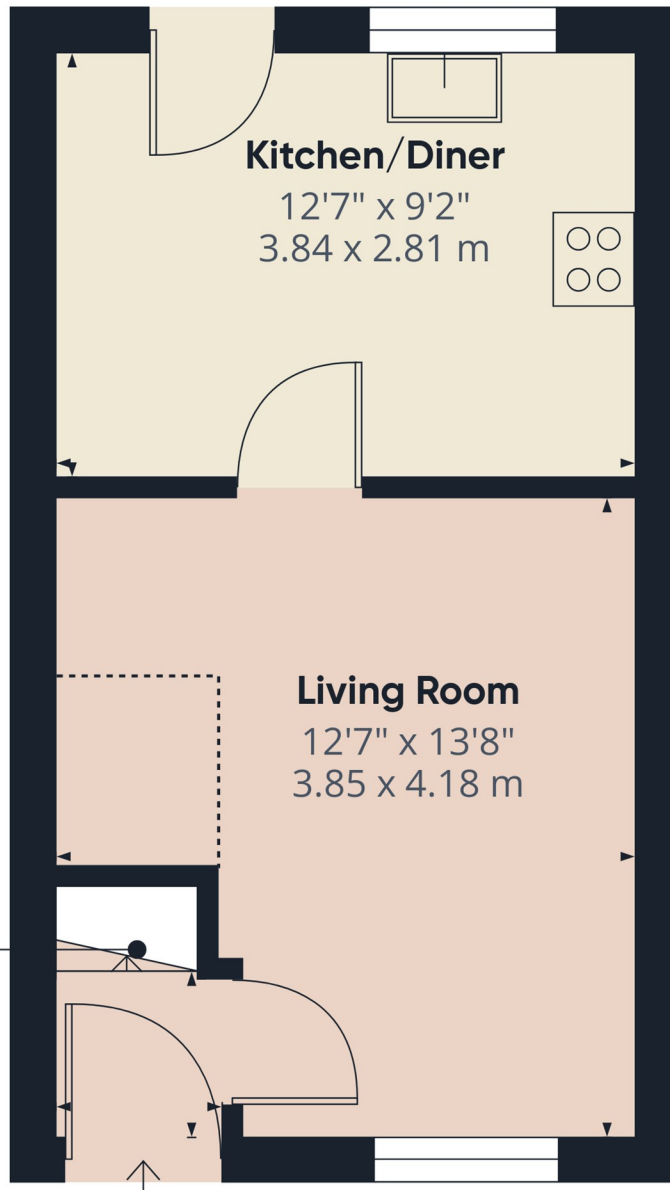
Welcome to this charming 2 bedroom semi-detached home, perfectly positioned in a quiet cul-de-sac in the sought-after area of Orton Longueville.

Ideal for first-time buyers, small families, or those looking to downsize, the property benefits from a fantastic location close to the scenic Ferry Meadows Country Park.

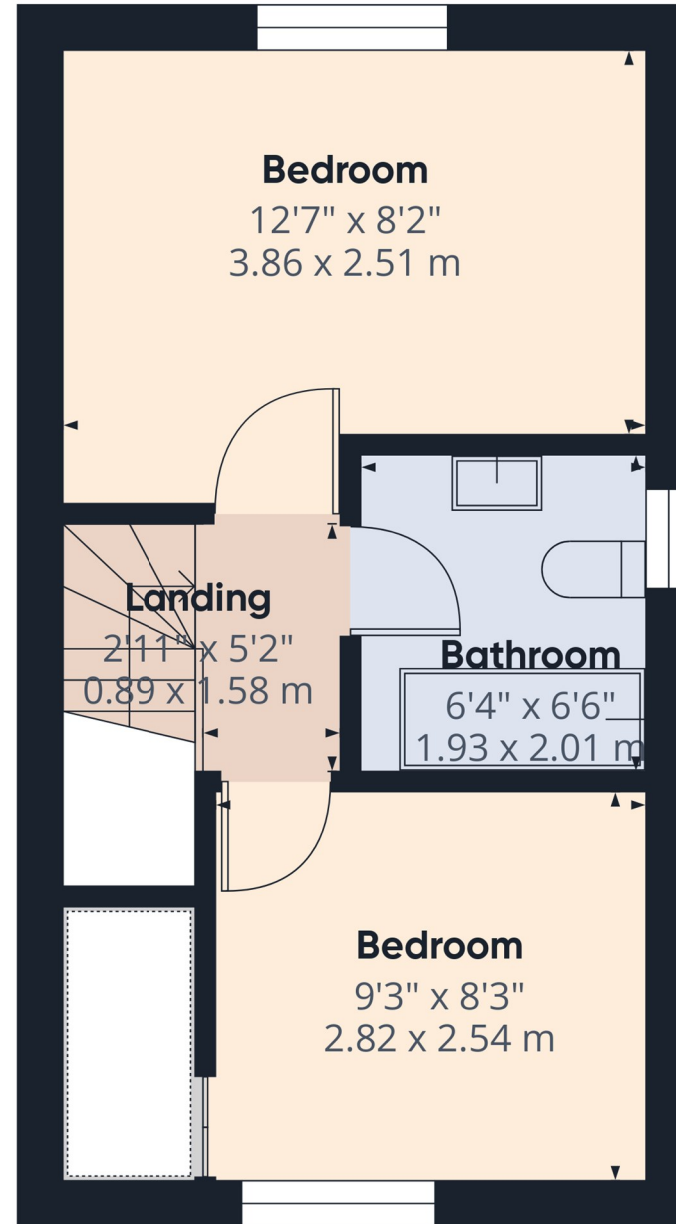
Local amenities including schools, shops, and transport links are all within easy reach, making daily life hassle-free. The home itself features an entrance, living room, kitchen/diner, 2 bedrooms, bathroom, garden and a driveway to the rear of the property.

🛏 2 Bedrooms 🚿 1 Bathroom 🪑 1 Reception





Floor -1



Floor 0

Approximate total area⁽¹⁾

543 ft²

50.4 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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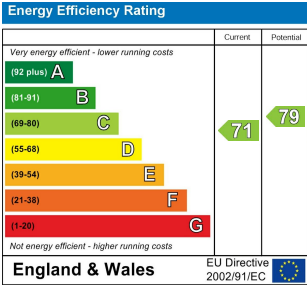


SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: B

For the MATERIAL INFORMATION REPORT on this property select the link - 30799259

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

01733 574969

The Avenue Maskew Avenue, Peterborough, Cambridgeshire, PE1 2AS

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

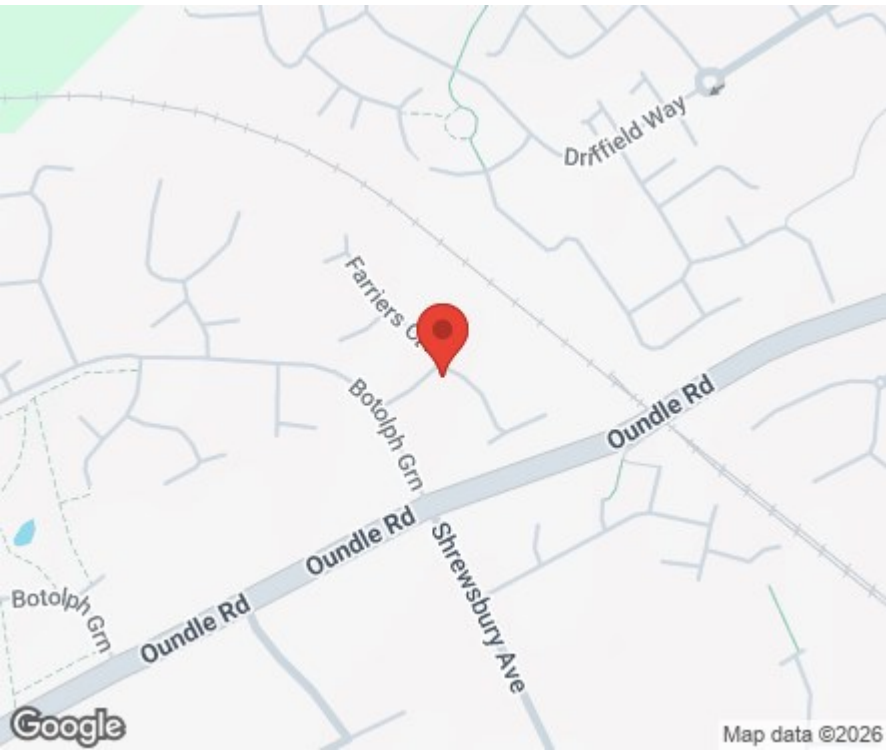
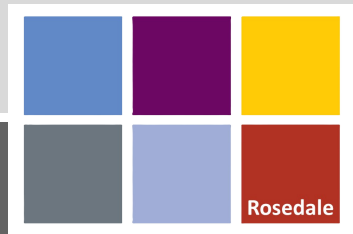
Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.



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