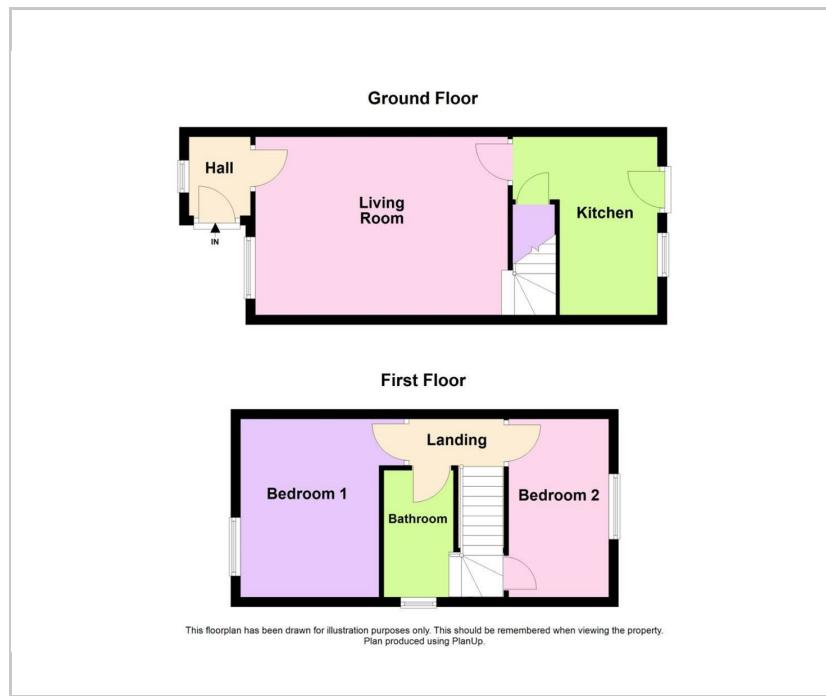




58 Lansdowne Walk, PE2 7GE  
£200,000

2 1 1 D

## Floor Plan



## Accommodation

An ideal opportunity for first-time buyers or astute investors seeking to add to their portfolio, with the added attraction from no onward chain is this, modern semi detached house enjoying a cul-de-sac location within Orton Longueville, Peterborough. Offering excellent proximity to the city centre, with easy access to a wide array of amenities nearby, and briefly comprises. Light & airy entrance hall with double glazed window to the front aspect, from here, door leads into a good size living space with double glazed window to the front, with stairs, leading to the first floor. Kitchen provides ample wall & floor level units with worktop surfaces with space for an oven & plumbing for a washing machine, double glazed window and door to the side provides access into the rear garden. On the first floor, access leads to two double bedrooms and a three piece family bathroom. Outside offers space for off road parking to the side with gated access into an enclosed rear garden.

Tenure: Freehold  
Council Tax Band: A

### Entrance Hall:

Lounge: 4.34m x 3.69m (14'2" x 12'1")

Kitchen: 2.06m plus door recess x 3.69m (6'9" x 12'1")

### First Floor & Landing:

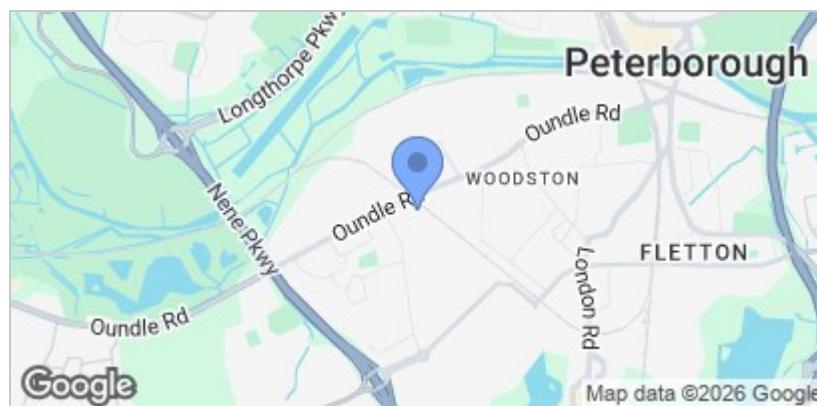
Bedroom 1: 2.67m plus door recess x 3.71m (8'9" plus door recess x 12'2")

Bedroom 2: 2.12m x 3.70m (6'11" x 12'1")

### Family Bathroom:



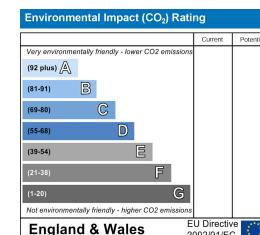
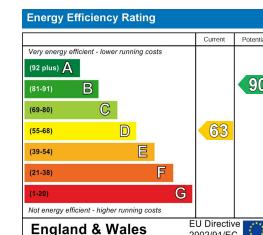
## Area Map



## Viewing

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

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

