



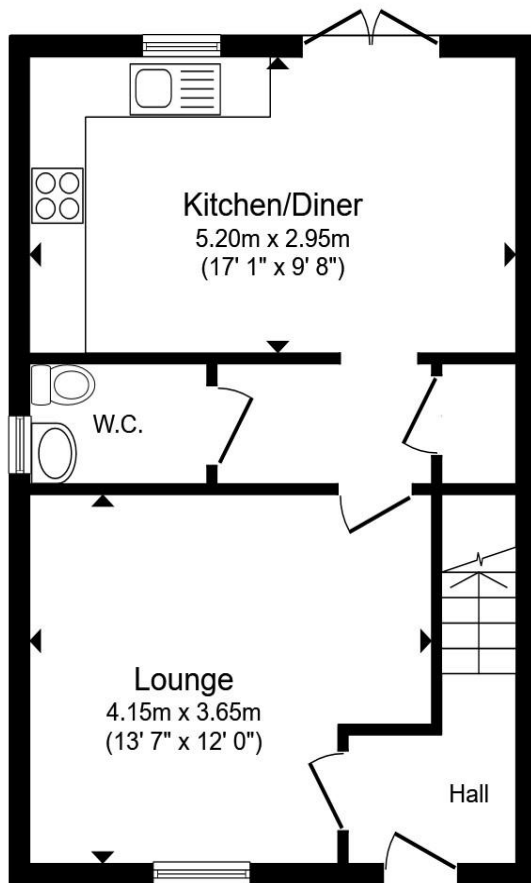
The Pines, Orton Longueville Peterborough PE2 7FA

welcome to

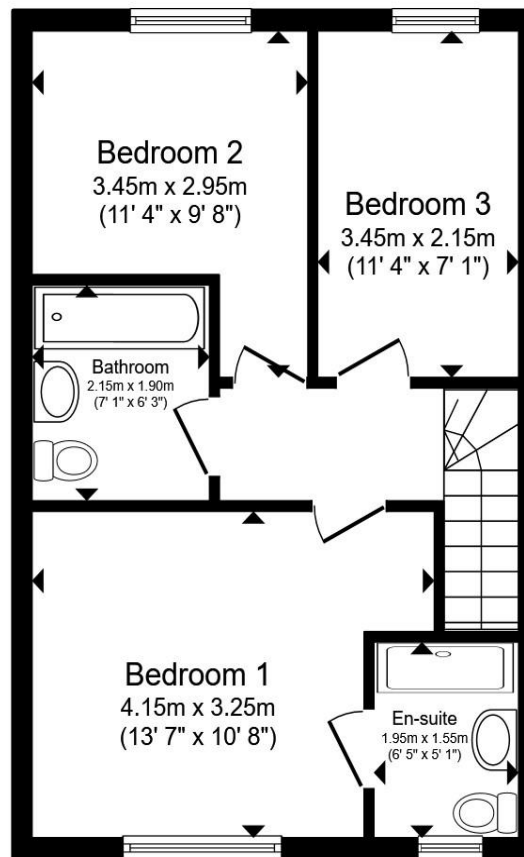
The Pines, Orton Longueville Peterborough

Offered to the market on a 50% shared ownership basis, with the option to purchase a greater share (subject to the relevant criteria and approvals), this well-presented three-bedroom semi-detached home provides an excellent opportunity for buyers looking to take their first step onto the property ladder. Situated within a sought-after PE2 location, the property offers modern and practical living accommodation throughout. The ground floor comprises a welcoming entrance hall, a spacious living room, a well-appointed kitchen/dining room, and the added convenience of a downstairs WC. To the first floor are three well-proportioned bedrooms, including a generous principal bedroom benefiting from its own en-suite shower room. A modern family bathroom serves the remaining bedrooms. Outside, the property enjoys a private driveway providing off-road parking and an enclosed rear garden, offering the perfect space for outdoor entertaining and family enjoyment. Conveniently located close to local amenities, schools, transport links and Peterborough City Centre, this home presents an ideal opportunity for first-time buyers and young families alike. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 83.5 m² (898 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

welcome to

The Pines, Orton Longueville Peterborough

- Three Bedroom
- Semi-Detached
- 50% shared ownership
- Spacious Living Room
- Downstairs WC
- Principal Bedroom with En-Suite Shower Room
- Close to Amenities, Schools and Transport Links

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 41.76

Ground Rent: 366.95

This is a Leasehold property with details as follows; Term of Lease 990 years from 09 May 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£147,500



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG123742



Property Ref:
PCG123742 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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