Peterborough
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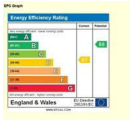
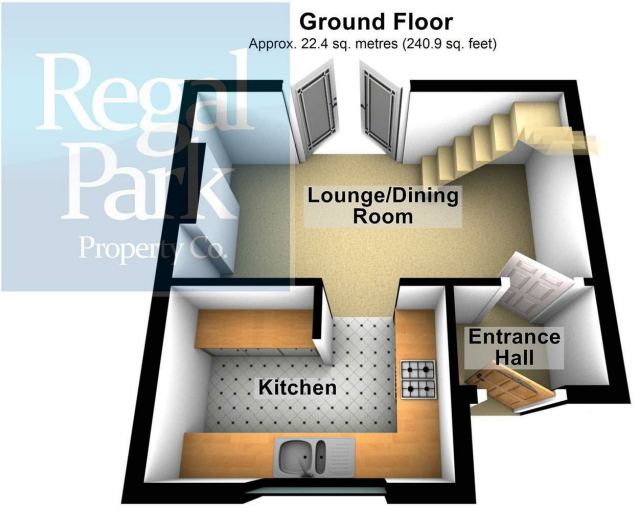
7 Office Village, Cygnet Park, Peterborough, PE7 8GX

Linnet, Orton Wistow, Peterborough, PE2 6XZ
£900 Per month

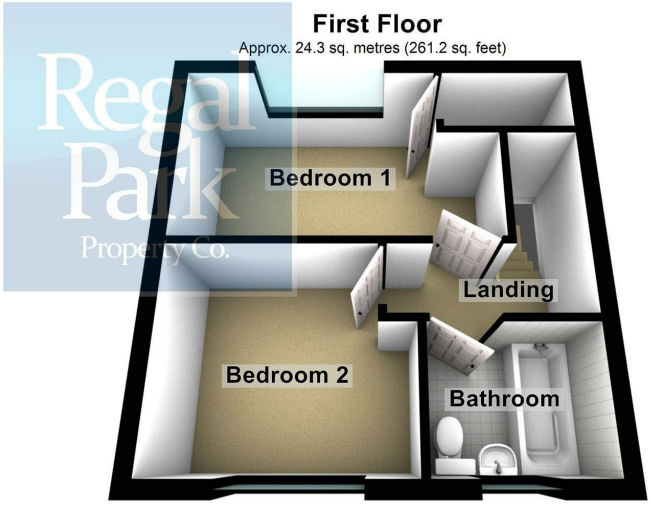
CUL-DE-SAC *CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1*
GARAGE *CLOSE TO FERRY MEADOWS COUNTRY PARK *
Regal Park are pleased to offer this well presented 2 Bedroom Semi Detached House in the popular location of Orton Wistow. The property is situated in a cul-de-sac, close to local amenities, ferry meadows country park and within easy access to A1. The property comprises; Entrance Hall, Lounge/Dining Room, Kitchen, 2 Bedrooms and a Bathroom.
There is a Single Garage and enclosed rear garden.
Viewings Highly Recommended.

EPC: D





Total area: approx. 46.6 sq. metres (502.1 sq. feet)



Entrance Hall
Radiator, matwell, TV point, door to:

Lounge/Dining Room
8'10" x 16'1" (2.69m x 4.90m)
Two double radiators, fitted carpet, telephone point, smoke detector, stairs, uPVC double glazed french double doors to garden, open to:

Kitchen
7'1" x 10'5" (2.16m x 3.18m)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted boiler, plumbing for washing machine, space for fridge and freezer, fitted electric oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to front, vinyl flooring, smoke detector and co detector.

Landing
Fitted carpet, smoke detector.

Bedroom 1
7'7" x 12'10" (2.31m x 3.91m)
UPVC double glazed window to rear, radiator, fitted carpet, over-stairs storage cupboard.

Bedroom 2
8'4" x 9'6" max (2.54m x 2.90m max)
UPVC double glazed window to front, radiator, fitted carpet.

Bathroom
Fitted with three piece suite comprising deep panelled bath with shower over and shower curtain, pedestal wash hand basin and close coupled WC, fully tiled walls, uPVC obscure double glazed window to front, radiator, vinyl flooring.

Outside
There is parking and a Single Garage.
The rear garden has a decking area, patio area, gravel areas, mature flowers and trees.

Disclaimer: In accordance with the PROPERTY MISDESCRIPTIONS ACT (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.