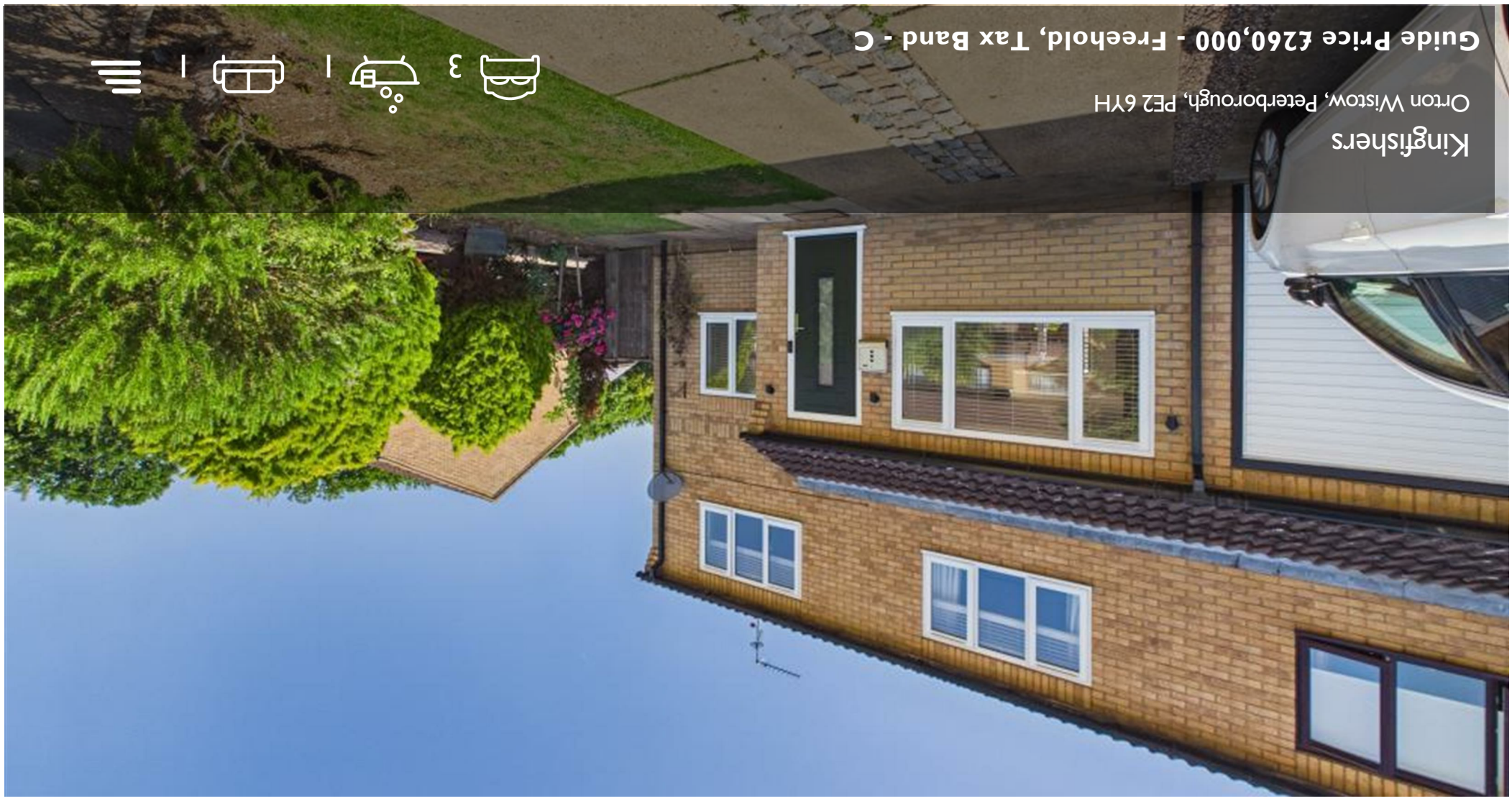


Kingfishers

Orton Wistow, Peterborough, PE2 6YH

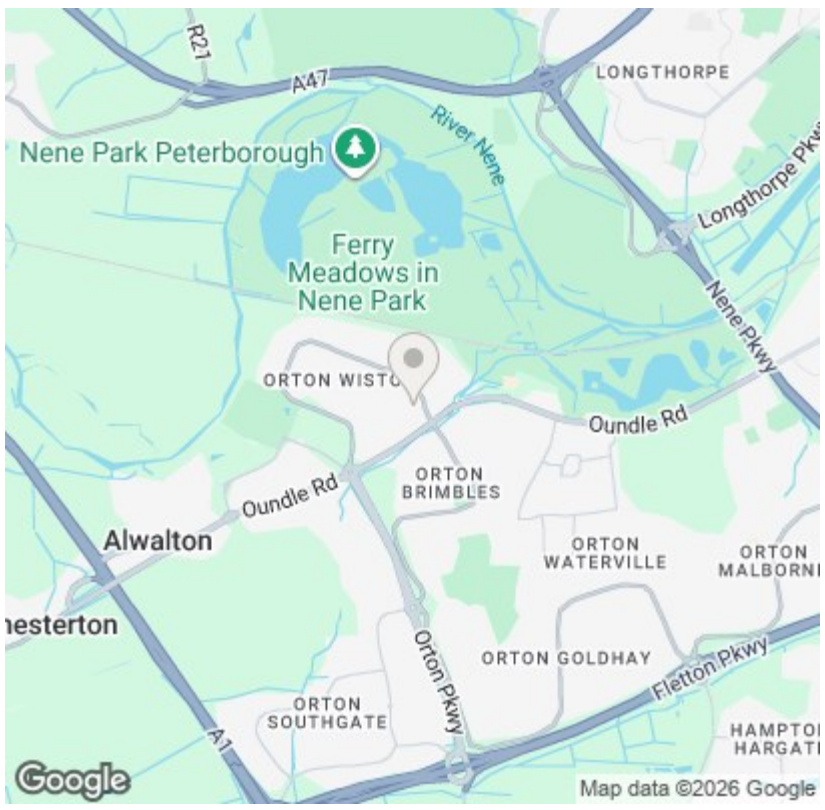
Guide Price £260,000 - Freehold, Tax Band - C

3

Floor Plan



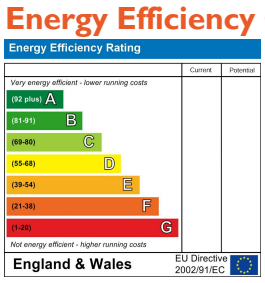
Area Map



Viewing

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: 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, floorplans 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. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Kingfishers

Orton Wistow, Peterborough, PE2 6YH

Guide Price - £260,000 - £270,000

Offered with no forward chain, this newly renovated three bedroom semi-detached family home is tucked away within a quiet cul-de-sac in the popular area of Orton Wistow. Featuring a spacious living/dining room, conservatory, brand new open-plan kitchen/dining room with bi-fold doors, private enclosed rear garden and driveway parking.

The property has undergone extensive renovations including a new fitted kitchen, herringbone flooring downstairs, new carpets upstairs, new electrical system, new Glow-worm combi boiler and heating system, replacement windows throughout, new French doors, bi-folding doors and a new front door.
This property makes an ideal first-time purchase or family home

Situated within a peaceful cul de sac in the highly desirable area of Orton Wistow, this beautifully renovated three bedroom semi detached home is offered to the market with no forward chain and is ready for immediate occupation. The accommodation begins with an entrance porch leading into a spacious living/dining room, providing a welcoming and versatile living space, with stairs rising to the first floor and access through to the conservatory overlooking the rear garden. The property also benefits from a stunning newly fitted kitchen/dining room, offering ample space for family dining and entertaining, complemented by modern bi fold doors opening directly onto the garden and creating an excellent connection between the indoor and outdoor spaces. Upstairs, the landing leads to three well proportioned bedrooms and a contemporary three piece family bathroom. Outside, the private enclosed rear garden provides a secure and low maintenance outdoor space, with side gate access, while to the front of the property there is a driveway providing convenient off road parking. Combining modern finishes, practical accommodation and a sought after location close to local amenities, schools and transport links, this fantastic home is perfectly suited to first time buyers, young families and those looking for a move in ready property.

Entrance Porch
1.06 x 0.84 (3'5" x 2'9")

Living/Dining Room
3.75 x 6.13 (12'3" x 20'1")

Conservatory
2.66 x 2.86 (8'8" x 9'4")

Kitchen/Dining Room
2.41 x 7.22 (7'10" x 23'8")

Landing
2.78 x 0.85 (9'1" x 2'9")

Master Bedroom
2.75 x 3.83 (9'0" x 12'6")

Bedroom Two
2.60 x 3.81 (8'6" x 12'5")

Bathroom
2.61 x 2.27 (8'6" x 7'5")

Bedroom Three
2.95 x 2.24 (9'8" x 7'4")

EPC - E
50/83



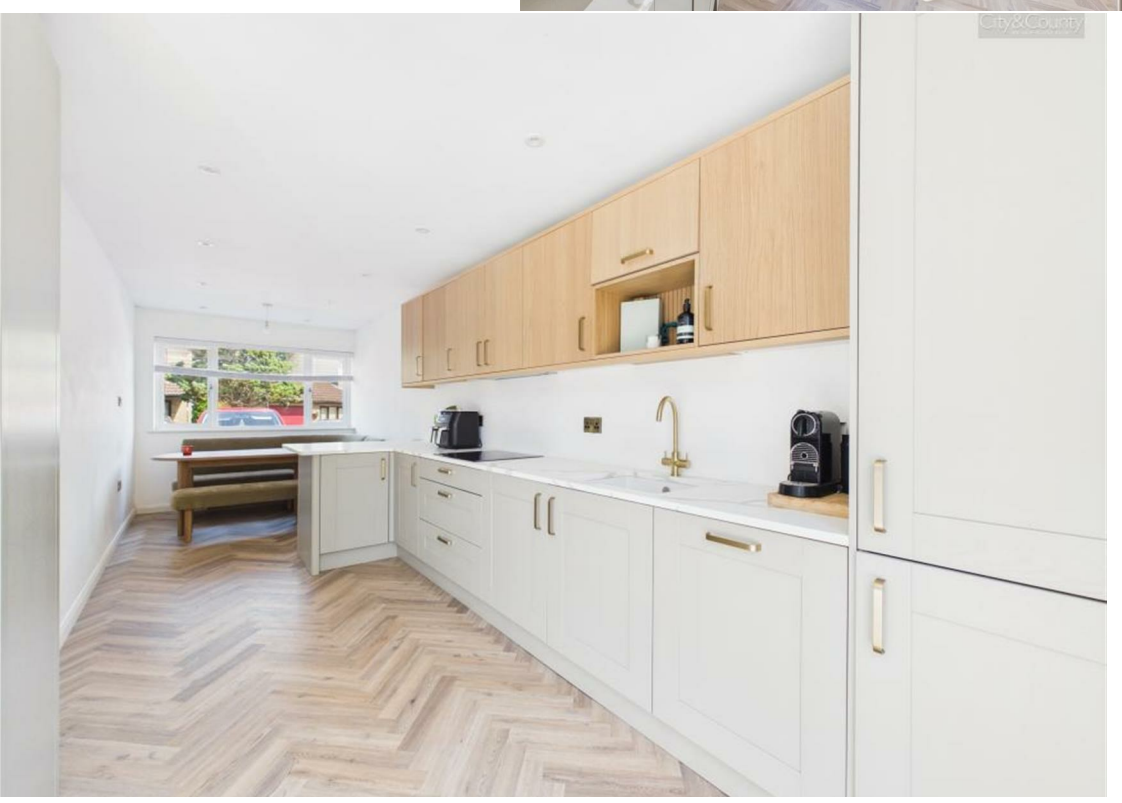
















Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Mains
Internet connection: Fixed Wireless
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Excellent, O2 - Excellent, Three - Great, Vodafone - Excellent

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





