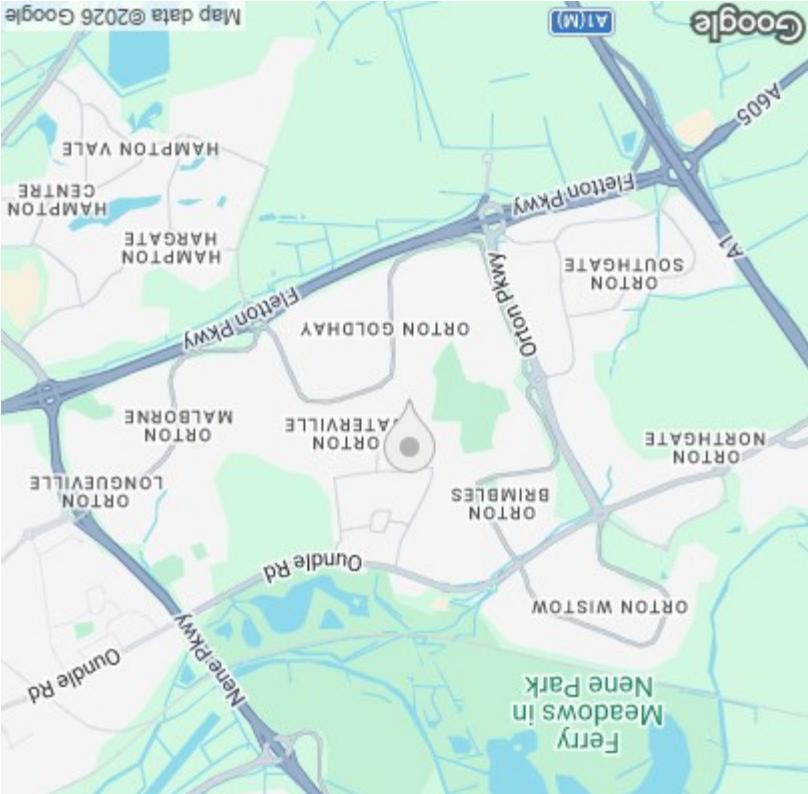


## Energy Efficiency Graph



## Area Map

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



## Floor Plan



# Stagsden

Orton Goldhay, Peterborough, PE2 5RP

**Offers In Excess Of £190,000 - Freehold . Tax Band - A**



# Stagsden

Orton Goldhay, Peterborough, PE2

5RP

A greatly improved mid-terrace home set within a quiet residential area of Stagsden, Orton Goldhay, Peterborough, offering well-presented accommodation throughout, a newly updated kitchen diner, landscaped low-maintenance garden, and the added benefits of communal parking, gas central heating and full uPVC double glazing, making it an ideal move-in-ready property for a wide range of buyers.

This greatly improved mid-terrace home is pleasantly situated within a quiet and established residential area of Stagsden, Orton Goldhay, Peterborough, and offers well-balanced accommodation arranged over two floors, making it an ideal choice for families, professionals or those seeking a comfortable, low-maintenance property in good condition throughout. The ground floor welcomes you via an entrance hall which provides access to a convenient downstairs WC and leads through to a spacious and light-filled living room, creating an inviting space for relaxing or entertaining, while to the rear sits the newly updated kitchen diner, finished to a modern standard and offering an excellent hub of the home with ample room for cooking, dining and socialising, complemented by direct access to the garden. Upstairs, the first floor continues to impress with a generous landing leading to three well-proportioned bedrooms, including a comfortable master bedroom and two further versatile rooms ideal for children, guests or home working, all served by a modern family bathroom. Externally, the rear garden has been beautifully landscaped and is now mainly laid to patio, providing a stylish, low-maintenance outdoor space that is perfect for enjoying the summer months without the upkeep, while communal parking adds further practicality for residents and visitors alike. Additional benefits include gas central heating, full uPVC double glazing throughout, and the overall sense that this is a well-cared-for home that is ready to move straight into, all set within a peaceful location that remains well connected to local amenities, schools and transport links.

## Entrance Hall

0.78 x 5.04 (2'6" x 16'6")

## WC

0.79 x 1.49 (2'7" x 4'10")

## Kitchen Diner

3.57 x 5.11 (11'8" x 16'9")

## Living Room

5.36 x 3.77 (17'7" x 12'4")

## Landing

1.77 x 3.24 (5'9" x 10'7")

## Master Bedroom

3.20 x 4.18 (10'5" x 13'8")

## Bathroom

2.05 x 1.69 (6'8" x 5'6")

## Bedroom Two

2.60 x 4.68 (8'6" x 15'4")

## Bedroom Three

2.64 x 3.80 (8'7" x 12'5")

## EPC - C

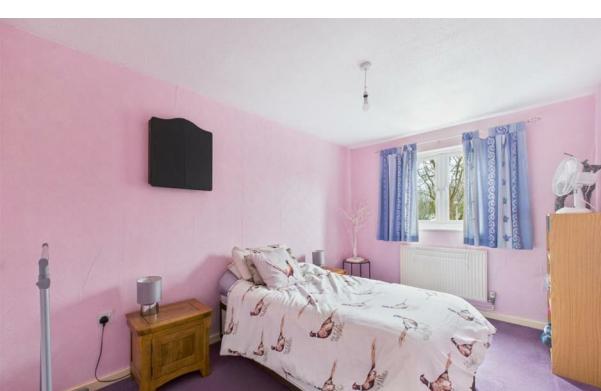
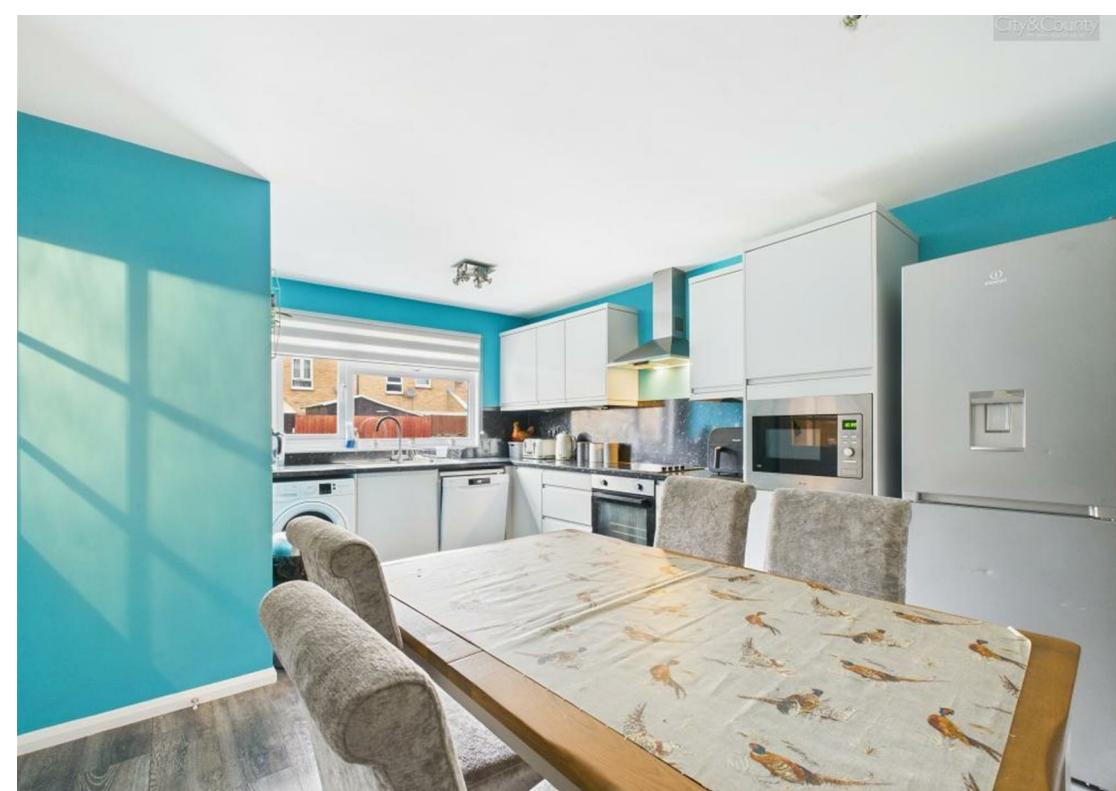
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## Tenure - Freehold

## 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: 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: Communal Car Park No Allocated Space  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Fixed Wireless  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Excellent, O2 - Great, 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.