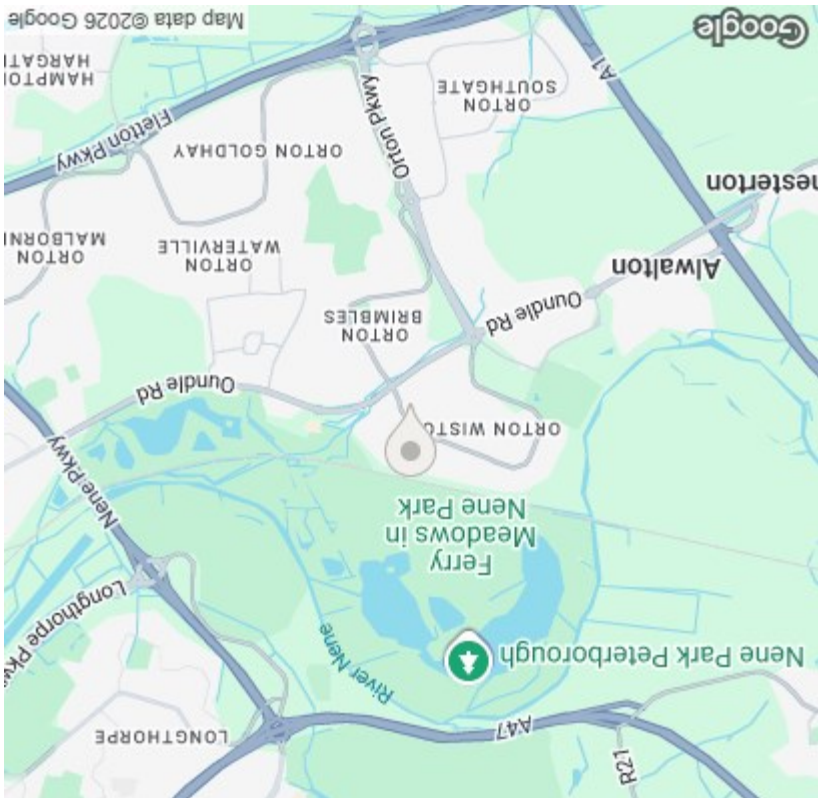
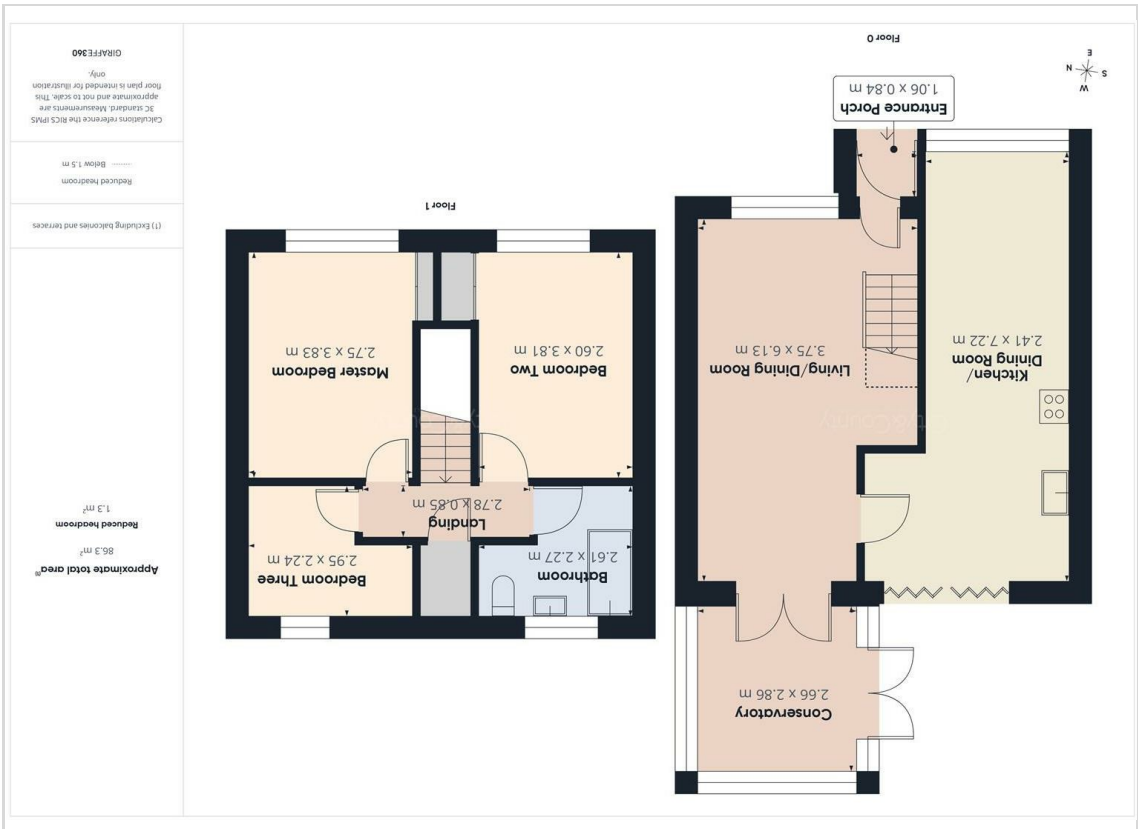


Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Floor Plan



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 kitchen/dining room with bi fold doors, private enclosed rear garden and driveway parking, 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.

