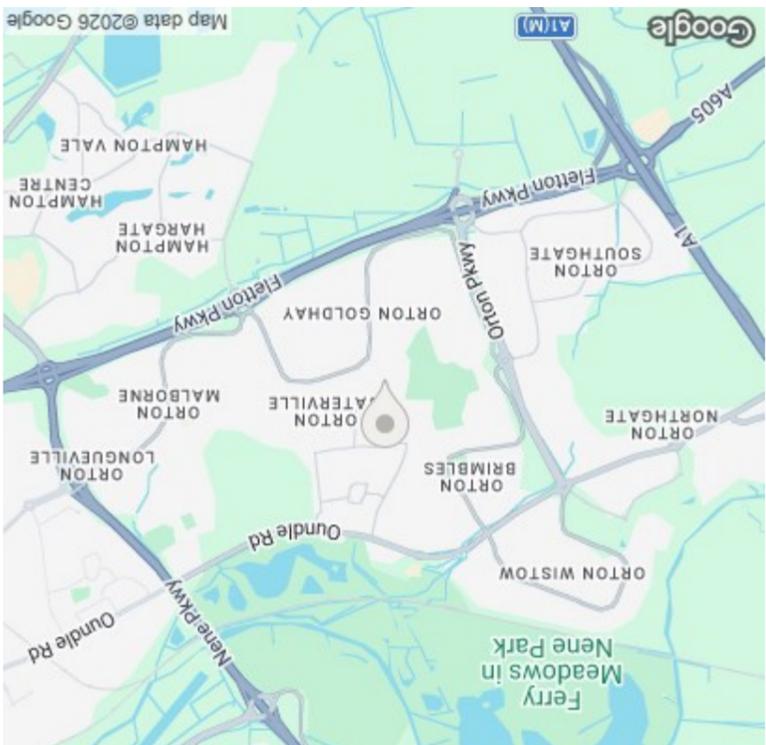


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 guarantees. 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 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 LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Energy Efficiency Rating	
Current Rating	Minimum Rating
Any energy efficient - lower running costs	72
72-77	72
78-83	72
84-88	72
89-93	72
94-97	72
98-100	72

Energy Efficiency Graph



Area Map



Floor Plan

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.

Viewing



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-terraced 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-terraced 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

72/84

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.

