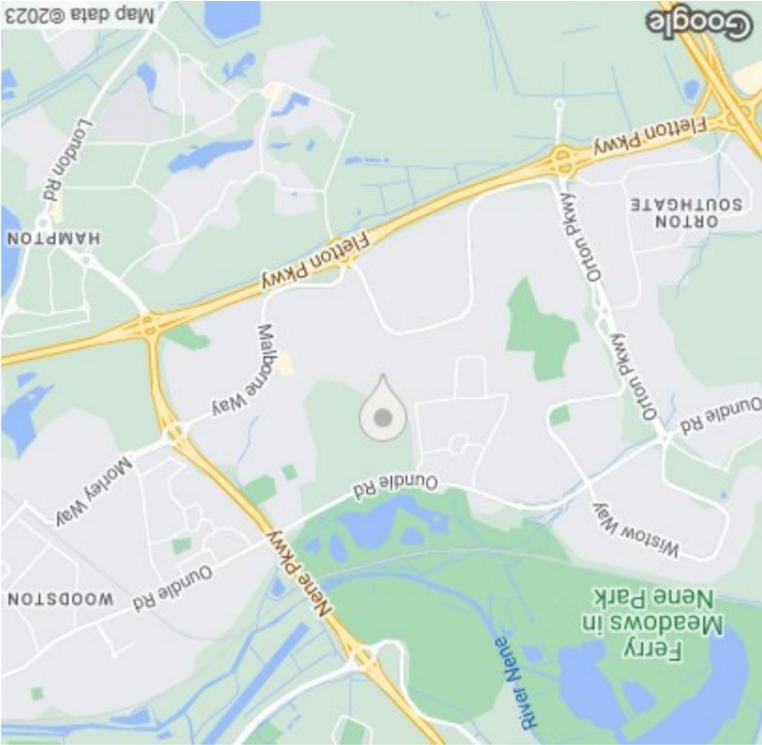


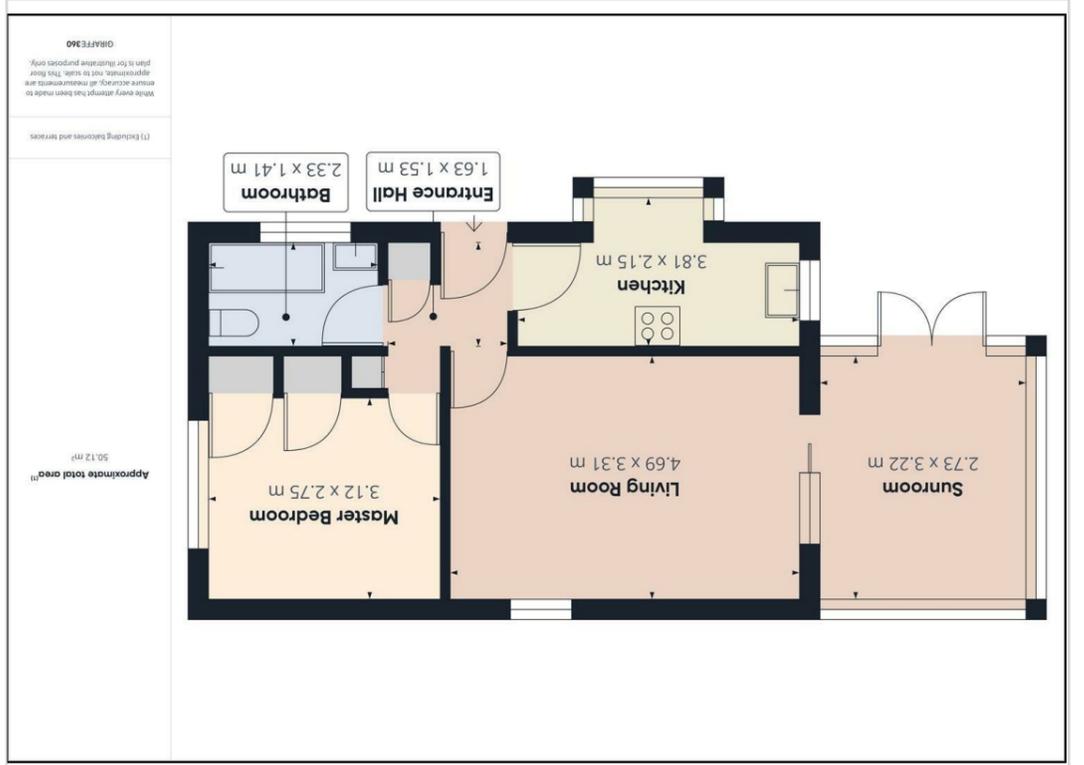
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

England & Wales	
Energy Rating	Approximate banding
A	1-10
B	11-15
C	16-20
D	21-25
E	26-30
F	31-35
G	36-40

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



61 Goodacre

Orton Goldhay, Peterborough, PE2 5LZ

Offers In Excess Of £170,000



## 61 Goodacre

Orton Goldhay, Peterborough, PE2 51 7

City and County are excited to market this deceptively spacious, one-bedroom detached bungalow situated in a quiet cul-de-sac in Orton, Peterborough.

The property briefly comprises, entrance hall, large double bedroom, family bathroom that is fitted with a three-piece suite comprising, WC, wash hand basin and a bath with an electric shower over. Tiled flooring and tiled surround. A living room fitted with sliding doors which lead to the half brick-built conservatory, and a kitchen fitted with base and eye level units, with space for a washing machine, dishwasher and a fridge/freezer. To the rear there is a private, enclosed rear garden which is mainly laid to lawn, with access to the detached single garage, that is fitted with an electric up and over door, with two parking spaces in. To the front, there is a small garden and off-road parking for two further cars, with the potential to add more. Please call today to organise a viewing. Virtual tour available.

### Entrance Hall

5'4" x 5'0"

### Kitchen

12'5" x 7'0"

### Living Room

15'4" x 10'10"

### Sunroom

8'11" x 10'6"

### Master Bedroom

10'2" x 9'0"

### Bathroom

7'7" x 4'7"



EPC: awaiting

Tenure: Freehold

DRAFT DETAILS AWAITING  
VENDORS APPROVAL