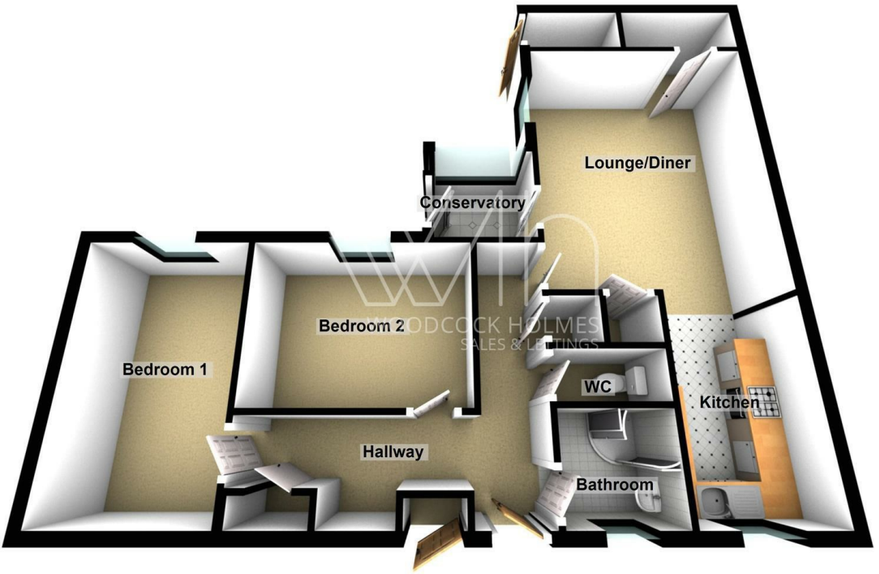
Floor Plan



Entrance Hall

Lounge/Diner

Kitchen:
3.30m x 2.08m
(10'8" x 6'10")

Bedroom 1:
4.19m x 2.56m
(13'9" x 8'5")

Bedroom 2:
2.59m x 3.48m
(8'6" x 11'5")

Bathroom

WC

Conservatory

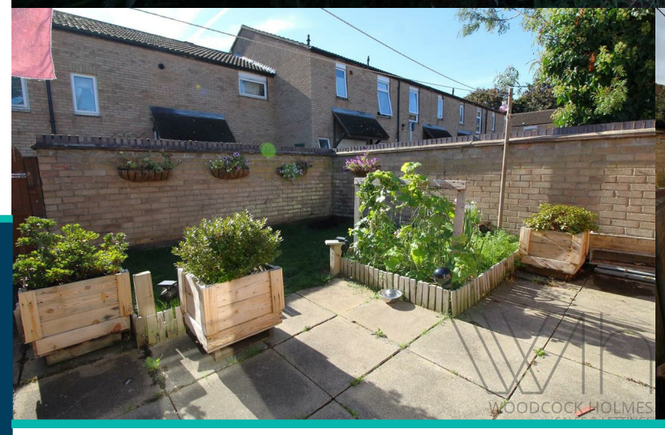
Woodcock Holmes
20a Tesla Court, Innovation Way,
Peterborough PE2 6FL

01733 303111
info@woodcockholmes.co.uk

These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the logal title of the property. Buyers not obtain such verification from their solicitors.

woodcockholmes.co.uk

WOODCOCK HOLMES



Bringhurst
Orton Goldhay, Peterborough, PE2 5RT
£155,000

Bringhurst
Orton Goldhay, Peterborough
PE2 5RT

Well-presented two-bedroom bungalow with open-plan living, conservatory, modern shower room and low-maintenance garden. Offered with no forward chain, close to amenities and transport links.

- AVAILABLE WITH NO FORWARD CHAIN
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING SPACE
- PLENTY OF STORAGE SPACE
- PRIVATE ENCLOSED GARDEN SPACE
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- CONSERVATORY SPACE
- FULLY TILED SHOWER ROOM

Viewings: By appointment
£155,000

ENTRANCE HALL
UPVC door to front, store cupboard, laminate flooring, access to:

LIVING ROOM
19" x 12'6"
UPVC double glazed window to side, door to conservatory, laminate flooring, radiator, storage cupboard(s) open to kitchen:

KITCHEN
10'5" x 6'6"
UPVC double glazed window to front, fitted kitchen with fitted worktop space, splash back tiles, fitted sink drainer, space for appliances.

CONSERVATORY
UPVC construction, door to side leading to the garden.

WC
Fitted WC

BATHROOM
4'11" x 5'1"
Shower cubicle, wash hand basin, fully tiled walls, window to front.

BEDROOM 1
13'6" x 8'1"
Window to rear, laminate flooring, radiator.

BEDROOM 2
8'2" x 11'1"
Window to rear, laminate flooring, radiator.

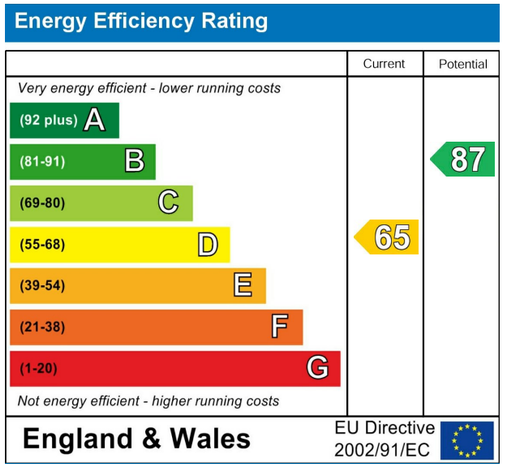
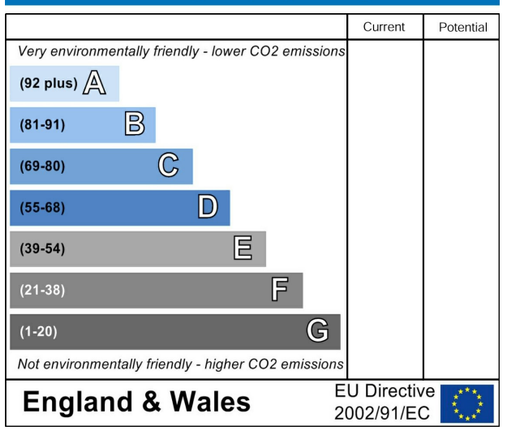
OUTSIDE
Communal parking to the front and surround. Brick wall enclosed rear garden with patio and decking areas.

SURROUNDING AREA
The Ortons are situated to the south of Peterborough and are within good access of the Peterborough City Centre and A1 road network links. All the Ortons are close to good local amenities including shops, catchment for primary and secondary schools (St Botolph's Primary, Nene Valley Primary & Nene Park Academy), hairdressers, Health Centres, etc. "Ferry Meadows" Country Park is located close by along with the "Nene Valley Railway".

TENURE
Freehold - For sale by private treaty.

SERVICES
Mains water, gas, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

FIXTURES & FITTINGS
Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

MARKETING INFORMATION
Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.
All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.
None of the appliances, services or equipment described or shown have been tested.

INVESTMENT INFORMATION
If you are considering this property for BUY TO LET purposes, please call our Property Management team on 01733 209573. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.