



42A Goodacre

Orton Goldhay PE2 5LZ

Offers in the region of £160,000



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In a private spot, a detached bungalow in Goodacre, a very popular part of Orton Goldhay.

This property comprises of:

Lounge/diner with bay window to the front, patio doors to the lean-to. Glass construction lean-to with double sliding doors to the garden. Kitchen with window to the garden. Inner hallway with storage & airing cupboards. Bedroom one with bay window to the front and built in wardrobe. Shower room.

Outside- gravel frontage and gravel drive leading to the single detached garage, side access to the garden. To the rear of the property, an enclosed garden laid to gravel and patio, stocked borders with established bushes and shrubs.

This property is nicely tucked away off from the cul de sac of Goodacre, within easy reach of all Orton has to offer, major transport links and Ferry Meadows Country Park.

Tenure: Freehold
Council Tax Band: B





Lounge/Diner
15'4" max x 11'11" max (4.69m max x 3.65m max)

Lean-To
9'6" x 8'2"m (2.90m x 2.50mm)

Kitchen
12'2" x 5'3" (3.72m x 1.62m)

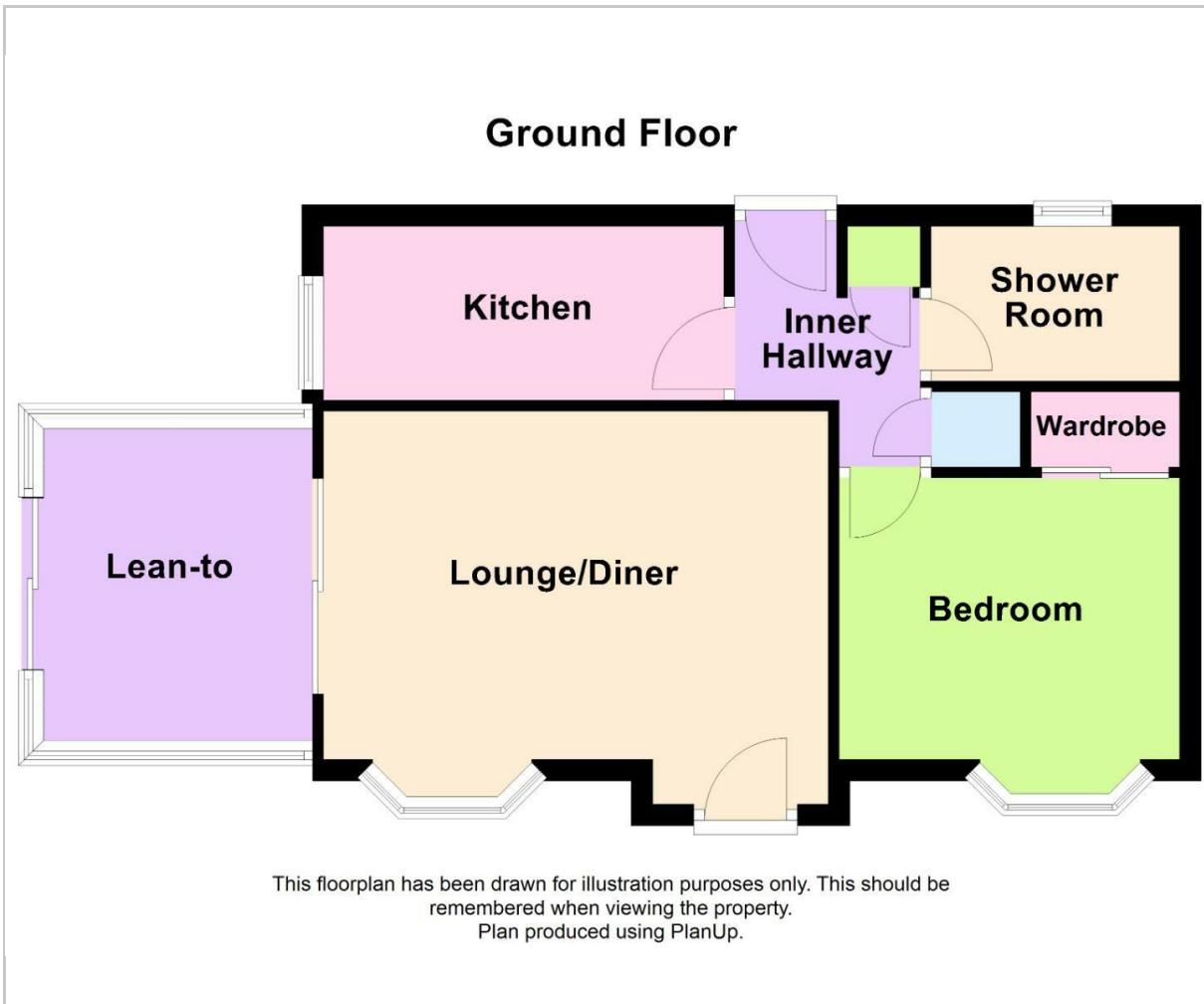
Inner Hallway

Bedroom
10'4" x 8'6" (3.16m x 2.61m)

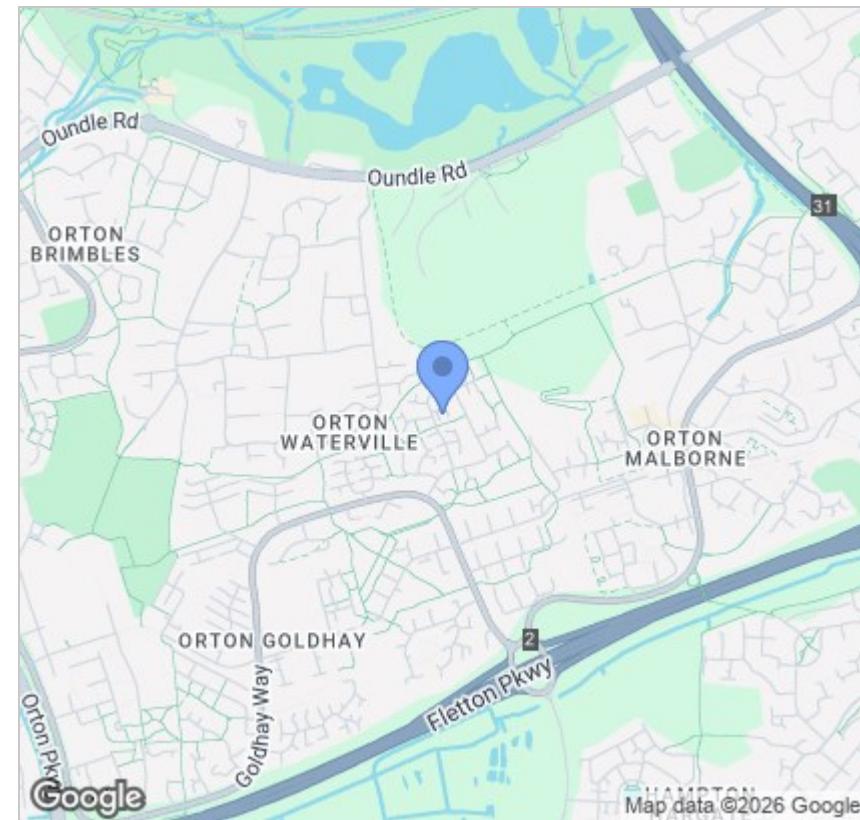
Shower Room



Floor Plan



Area Map



Viewing

Please contact our Orton Office on 01733 852257
if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

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