



67 Goodacre

Orton Goldhay PE2 5LZ

Offers in the region of £299,000



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Situated in the ever popular Goodacre Cul De Sac this extended detached family home is conveniently located close to the many immediate amenities and has easy access to Peterborough's Orbital road System.

Well presented by the current owners the accommodation comprises; Entrance Lobby with a convenient W/C. Entrance hall with the stairs to the first floor, bedroom four/office, re-fitted kitchen. The comfortable size lounge leads through to a good sized family room which in turn gives access to the rear Garden.

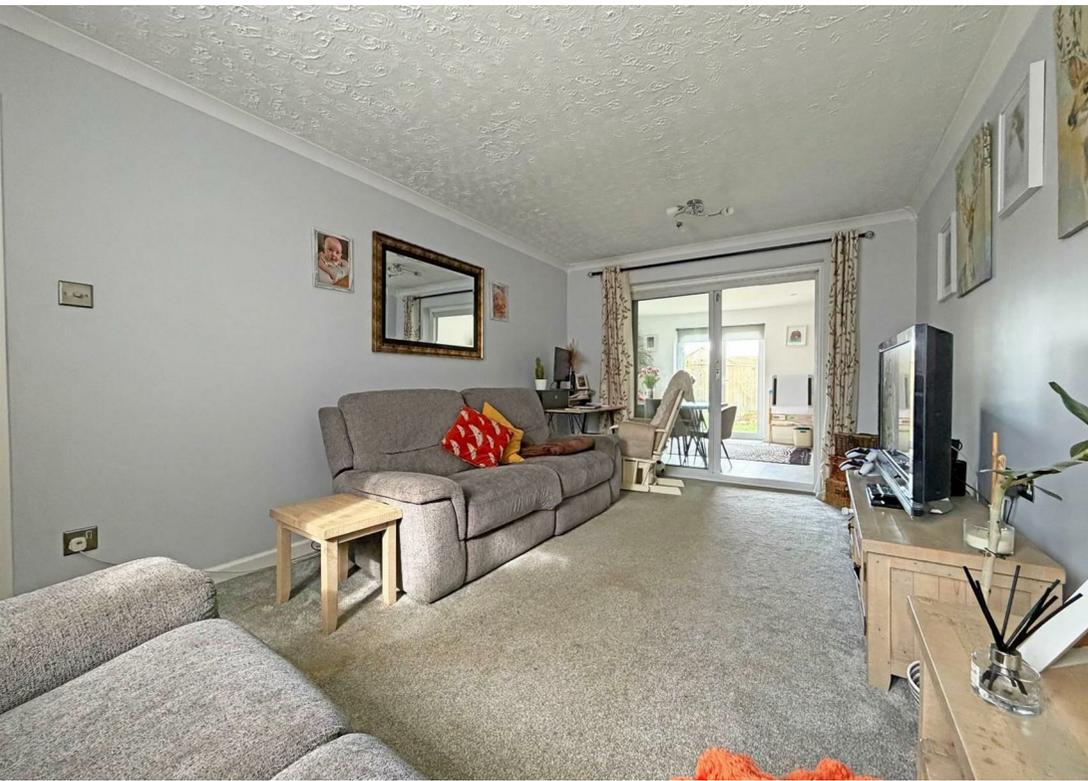
The first floor Landing leads to a main Bedroom with built in Wardrobes, there are two further Bedrooms and an attractive Family Bathroom.

To the front of the property is an open plan garden and off road parking, the enclosed rear garden is laid to lawn with a patio seating area and gated rear access. The property has a single garage accessed from the rear.

Viewing is strongly recommended.

Tenure: Freehold  
Council Tax Band: C





Ground Floor

Entrance Lobby

W/C

Entrance Hall

Lounge

16'10" x 10'4" (5.15m x 3.17m)

Family Room

14'2" x 11'6" (4.33m x 3.51m)

Kitchen

14'0" x 7'1" (4.29m x 2.18m)

Door to rear garden

Bedroom Four/Office

9'1" x 7'6" (2.79m x 2.30m)

First Floor

Landing

Bedroom One

11'3" x 10'3" max (3.44m x 3.14m max)

Built in wardrobes

Bedroom Two

10'8" x 9'3" (3.252m x 2.83m)

Bedroom Three

9'5" x 7'4" (2.88m x 2.25m)

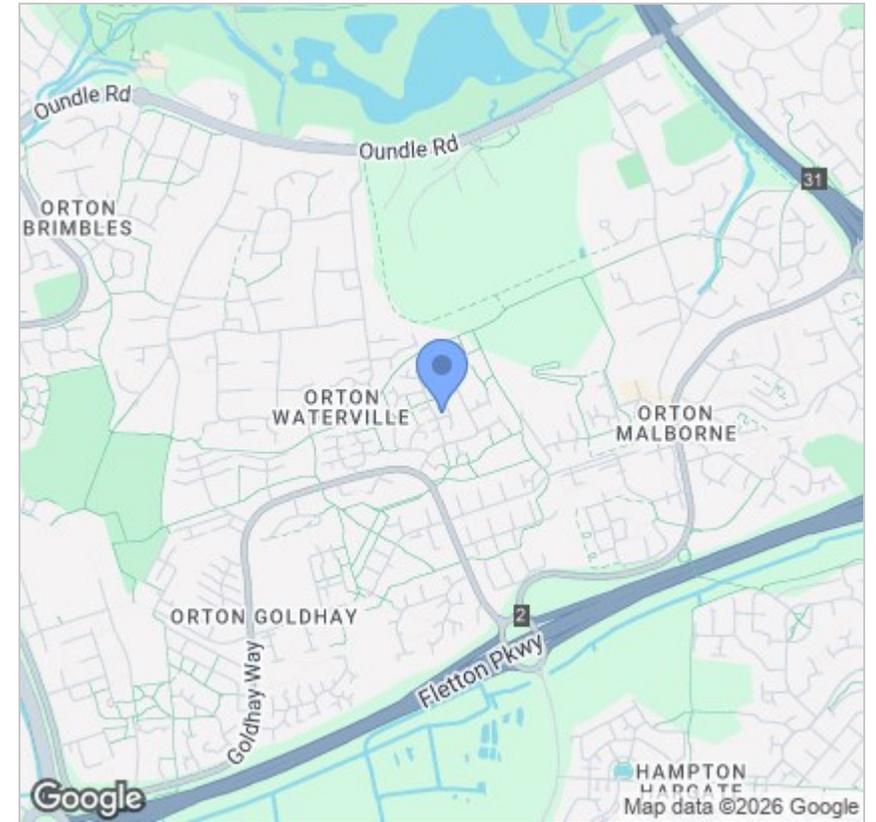
Family Bathroom



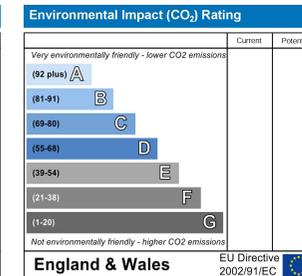
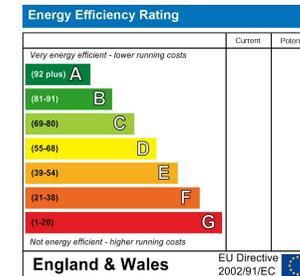
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

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

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