



53 Winyates

Orton Goldhay PE2 5RF

Offers in the region of £169,000

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Well proportioned mid terrace house in Winyates, Orton Goldhay.

This property comprises of;

Ground Floor- entrance hall with understairs cupboard, w/c, kitchen/diner, lounge, lean-to with door to the garden.

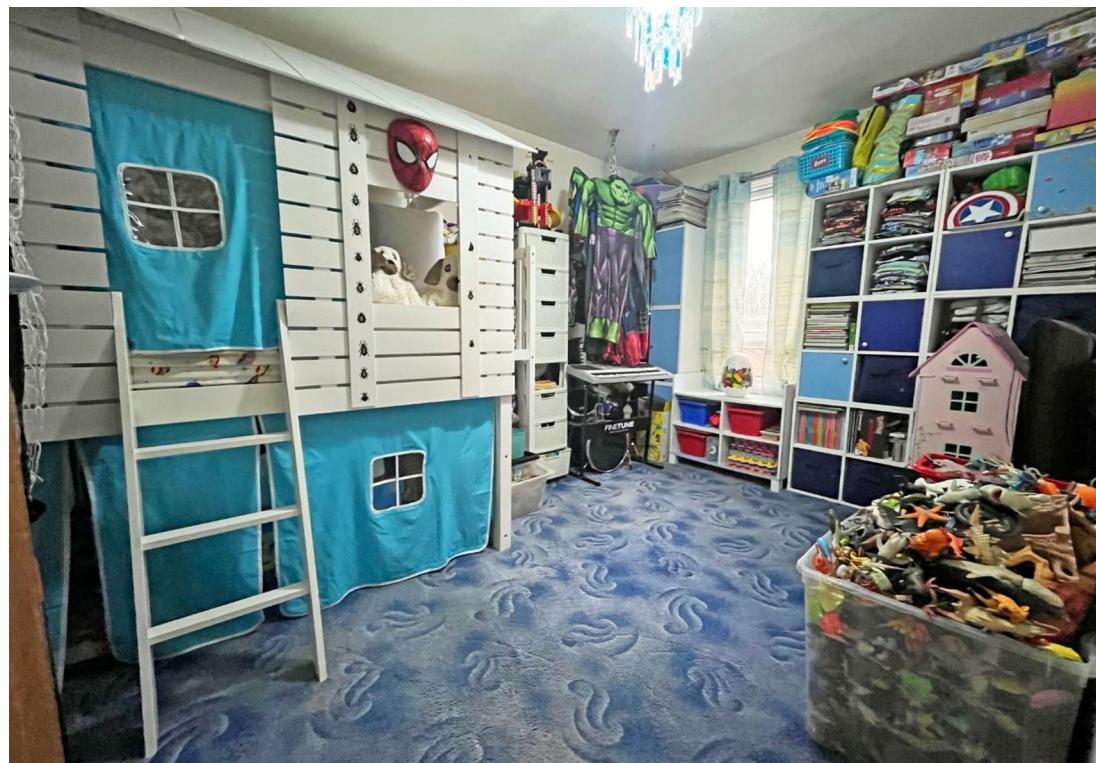
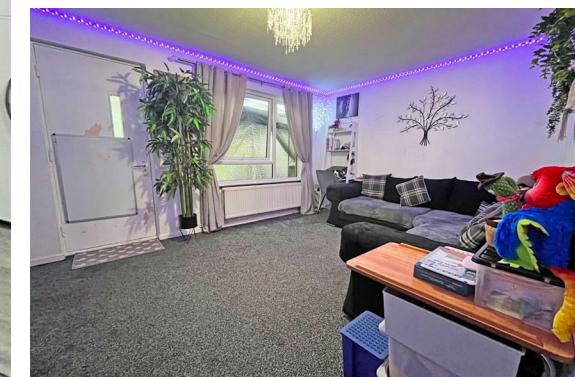
First Floor- landing with airing cupboard and store room, three bedrooms, family bathroom, bedroom one with storage cupboard.

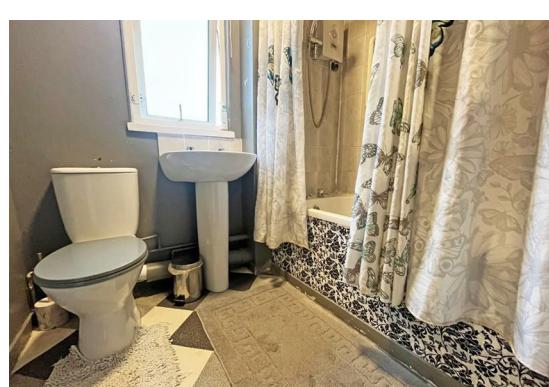
Outside- Communal parking area, garden to the rear, (artificial lawn is owned by the current tenant)

This property is within easy reach of the local amenities Orton has to offer and major transport links. This property is offered with No Forwarding Chain.

Tenure: Freehold

Council Tax Band: A





Ground Floor

Entrance Hall

Kitchen/Diner

18'4" max x 9'6" max (5.60m max x 2.90m max)

Lounge

15'8" x 10'10" (4.80m x 3.31m)

Lean-To

7'4" x 6'1" (2.26m x 1.86m)

W/C

First Floor

Landing

Bedroom One

12'10" x 8'9" (3.92m x 2.69m)

Bedroom Two

14'0" max x 8'9" max (4.27m max x 2.69m max)

Bedroom Three

9'10" x 6'6" (3.02m x 2.0m)

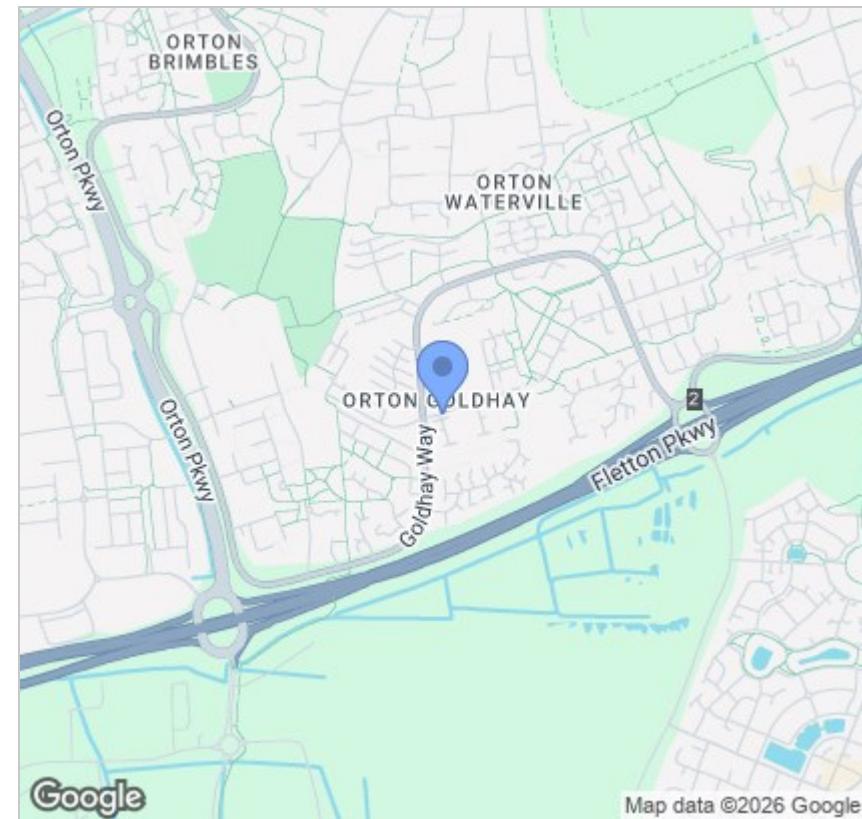
Family Bathroom

Store Room

Floor Plan



Area Map



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			
England & Wales			

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			
England & Wales			

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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