



11 Osprey

Orton Goldhay PE2 5FW

Offers in the region of £175,000



11 Osprey

Orton Goldhay PE2 5FW

Well presented mid terrace house in Osprey, a popular part of Orton Golday.

This property comprises of;

Ground Floor- entrance hall, re-fitted kitchen, lounge/diner with patio doors to the conservatory, double doors to the garden.

First Floor- landing with airing cupboard, two bedrooms, bedroom one benefitting from built in wardrobes, bathroom.

Outside- parking to the front of the property, frontage laid to lawn with a mix of bushes and plants. To the rear of the property, an enclosed garden laid to patio and lawn.

This property is within easy reach of the local amenities Orton has to offer and major transport links.

Tenure: Freehold

Council Tax Band: B

Agent Note- This property is currently tenanted and needs a minimum of 24 hours notice for viewings.





Ground Floor

Entrance Hall

Kitchen

9'2" x 6'6" (2.81m x 2.00m)

Lounge/Diner

16'5" max x 12'4" max (5.01m max x 3.77m max)

Conservatory

9'5" x 9'4" (2.88m x 2.85m)

First Floor

Landing

Bedroom One

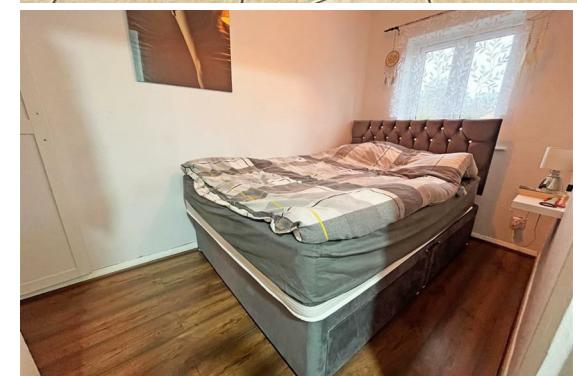
12'5" max x 8'11" (3.79m max x 2.74m)

Note: Stairs Encroach Within The Room

Bedroom Two

12'0" max x 6'0" max (3.68m max x 1.83m max)

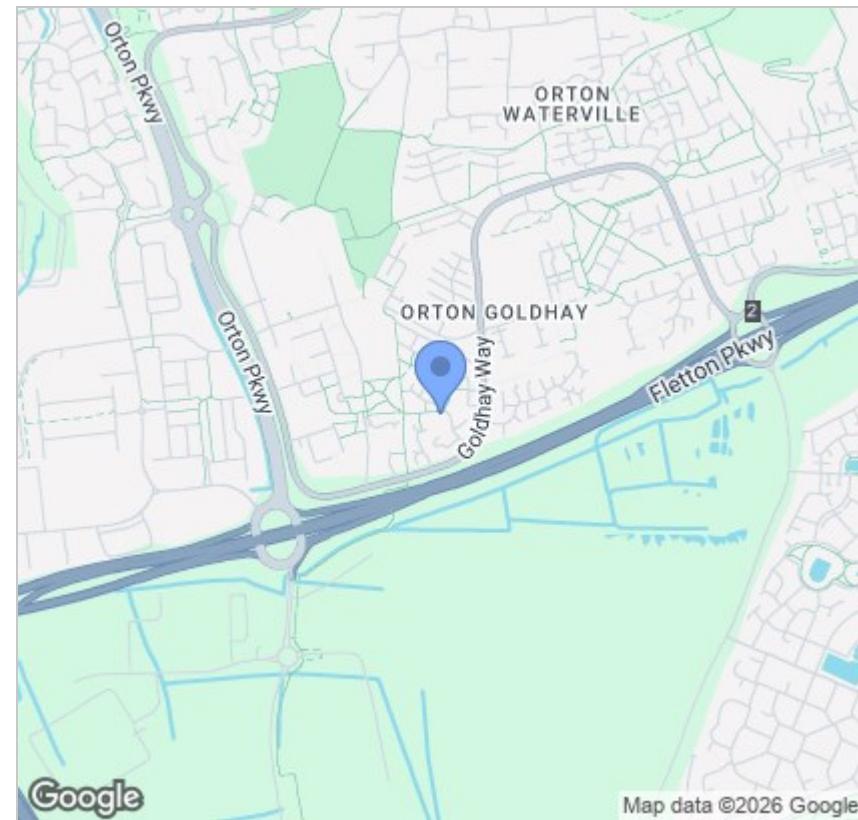
Bathroom



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			

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			

Viewing

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.