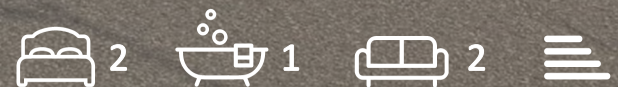




44 Goodacre

Orton Goldhay PE2 5LZ

Offers in the region of £240,000



## 44 Goodacre

### Orton Goldhay PE2 5LZ

Brilliantly presented detached bungalow in Goodacre, a very popular part of Orton Goldhay.

This property comprises of;

Entrance hall with two storage cupboards, lounge with patio doors to the conservatory, re-fitted kitchen with door to the conservatory which has double doors to the garden. Two double bedrooms with bedroom one benefitting from a built in wardrobe. Family bathroom.

Outside- to the front of the property, driveway to the side leading to the single garage and the side access, low maintenance frontage laid to gravel with shrubs. To the rear of the property, an enclosed garden mainly to lawn and patio, personal door to the garage.

This property is within easy reach of all Orton has to offer including schools, transport links and amenities.

Tenure: Freehold  
Council Tax Band: B





Entrance Hall

Lounge

16'9" x 10'4" (5.13m x 3.16m)

Kitchen

12'0" x 8'1" (3.66m x 2.47m)

Conservatory

17'4" x 9'1" (5.30m x 2.78m)

Bedroom One

10'2" x 9'8" (3.11m x 2.96m)

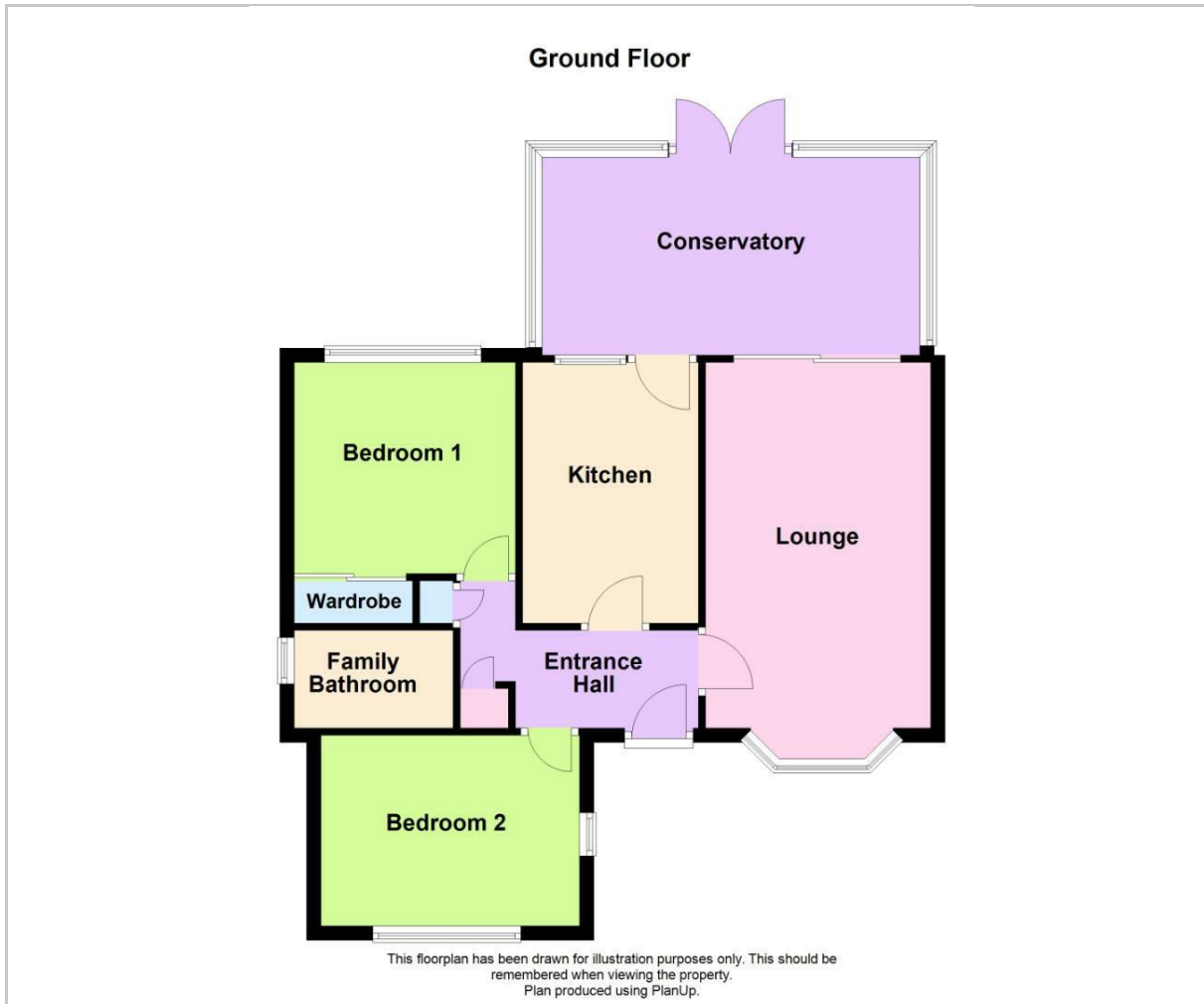
Bedroom Two

11'1" x 8'9" (3.38m x 2.68m)

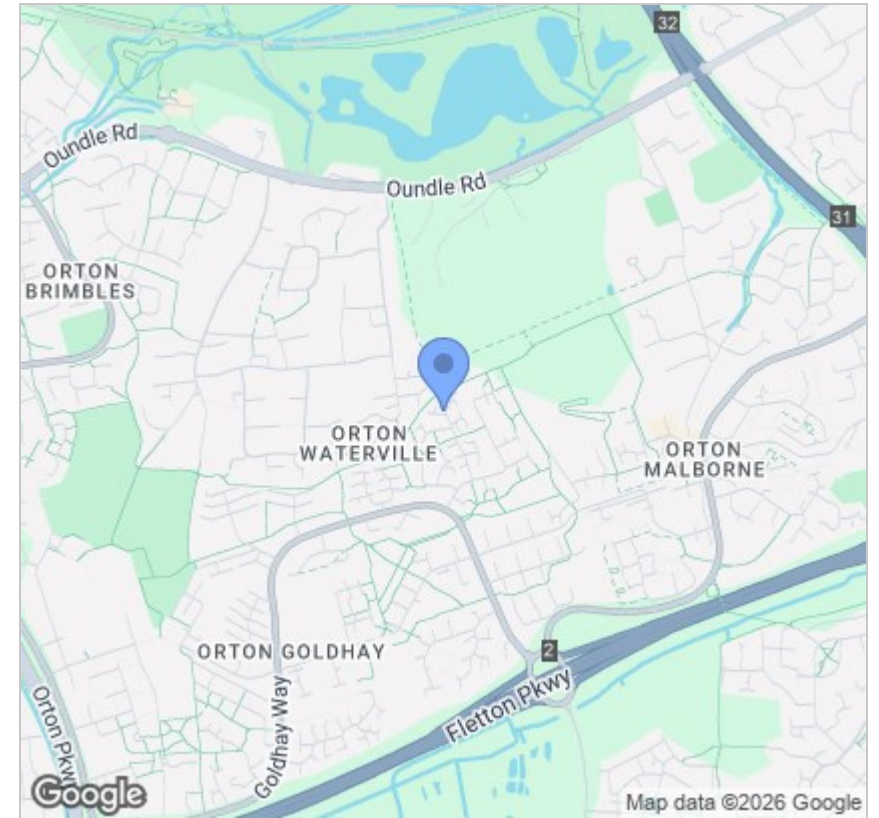
Family Bathroom



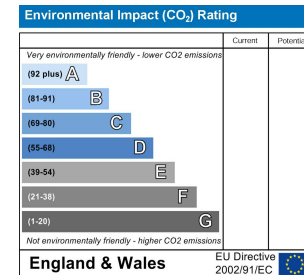
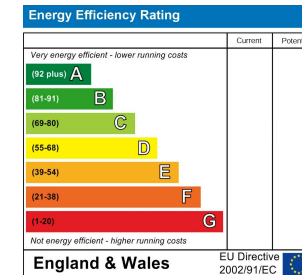
## Floor Plan



## 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.

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



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