



**84 Howland, Orton Goldhay PE2 5RA**

**£190,000**



**\*\*\* END TERRACE HOME \*\*\*** Ideal for first time buyers or investors alike, this three-bedroom end terrace home offers spacious accommodation throughout and is close to local amenities, shops and schools. The home briefly comprises of an entrance hall, cloakroom, lounge, kitchen/diner, three bedrooms and bathroom. It also benefits from a boiler installed in 2023. In the garden there is also brick built storage. EPC Energy Rating - D/ Council Tax Band - A".

**ENTRANCE**

Door to front, cupboard, radiator and stairs to first floor.

**CLOAKROOM**

2' 7" x 4' 7" (0.79m x 1.40m) (approx) Fitted with a two piece suite comprising low level W/C and wash hand basin. Window to front.

**KITCHEN / DINER**

18' 2" x 9' 5" (5.54m x 2.87m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, plumbing for a washing machine, space for a cooker, space for a fridge/ freezer and radiator. Window to front.

**LIVING ROOM**

15' 7" x 11' 2" (4.75m x 3.40m) (approx) Sliding doors to rear, window to rear and radiator.

**FIRST FLOOR LANDING**

Loft access with boiler and two cupboards.

**BEDROOM 1**

13' 0" (to cupboard) x 8' 8" (3.96m x 2.64m) (approx) UPVC double glazed window to rear, built in cupboard and radiator.

**BEDROOM 2**

11' 6" (to cupboard) x 8' 9" (3.51m x 2.67m) (approx) Window to front, cupboard and radiator.

**BEDROOM 3**

9' 8" x 6' 6" (2.95m x 1.98m) (approx) UPVC double glazed window to rear and radiator.

**BATHROOM**

8' 6" x 6' 5" (2.59m x 1.96m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over, cupboard and radiator. Window to front.

**OUTSIDE**

Brick built shed.

**AGENT NOTES**

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

