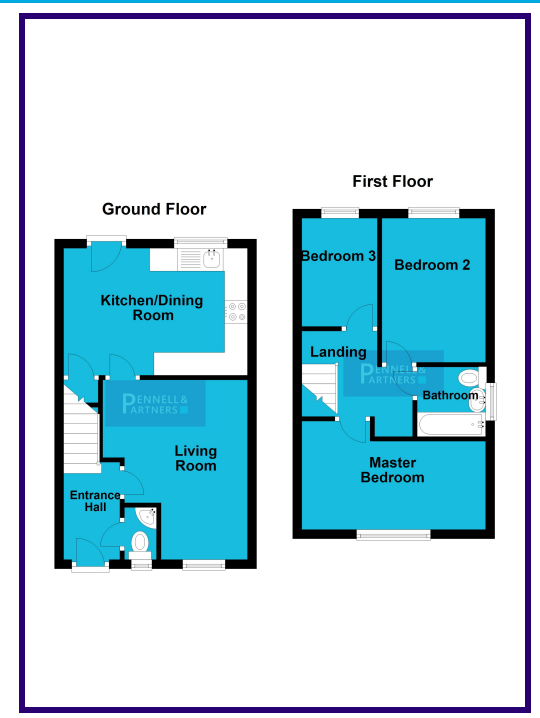




48A EAST OF ENGLAND WAY, ORTON NORTHGATE, PETERBOROUGH, CAMBRIDGESHIRE. PE2 6HA

£265,000



Pennell & Partners, 5 Cross Street, Peterborough, PE1 1XA - 01733 209222 - hello@pennellandpartners.co.uk

ABOUT THE PROPERTY

Welcome to this well presented Three Bedroom Detached Home in Orton Northgate. Situated within a quiet CUL-DE-SAC location, this property benefits from being within a 20 minute walk from Ferry Meadows and connections to A1 North and South.

Situated within a quiet CUL-DE-SAC. This family home is located within close proximity to FERRY MEADOWS, LYNCHWOOD BUSINESS PARK, SCHOOLS, AMENITIES and links to A1 NORTH & SOUTH. The property is also within a short drive to Peterborough's City Centre, Train Station and Local Transport Routes.

In brief the property comprises; THREE BEDROOMS, SPACIOUS LIVING ROOM, KITCHEN/DINER, OFF ROAD PARKING FOR TWO CARS and ADDITIONAL GARDEN PLOT TO SIDE.

There is a range of walking, running or cycling routes in the close proximity to Orton Northgate. This property is an ideal home for anyone who is looking for that next step up on the ladder or starting a family!

Viewings are highly advised, please contact our Sales Team for further information

EPC Rating: C (75)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ENTRANCE HALL

1.47m x 3.02m (4' 10" x 9' 11")

WC

1.13m x 1.53m (3' 8" x 5' 0")

LIVING ROOM

3.75m x 5.38m (12' 4" x 17' 8")

KITCHEN/DINER

2.87m x 4.76m (9' 5" x 15' 7")

FIRST FLOOR LANDING

3.00m x 2.60m (9' 10" x 8' 6")

MASTER BEDROOM

2.00m x 4.76m (6' 7" x 15' 7")

BEDROOM TWO

3.64m x 3.94m (11' 11" x 12' 11")

BEDROOM THREE

2.02m x 2.88m (6' 8" x 9' 5")

FAMILY BATHROOM

1.68m x 2.00m (5' 6" x 6' 7")