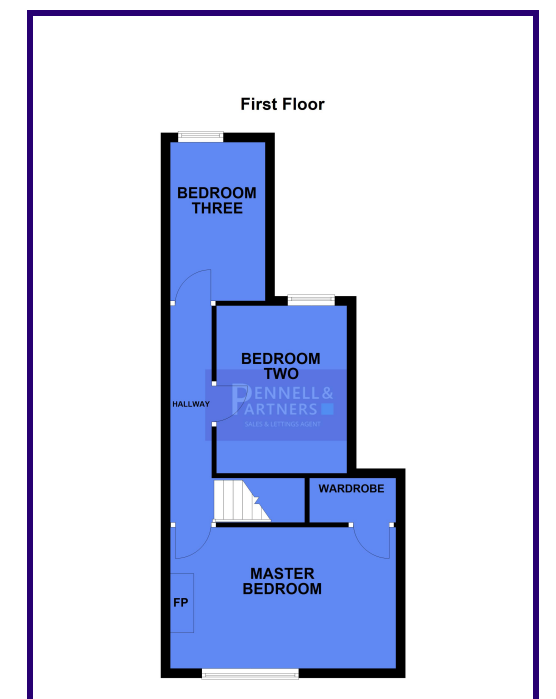
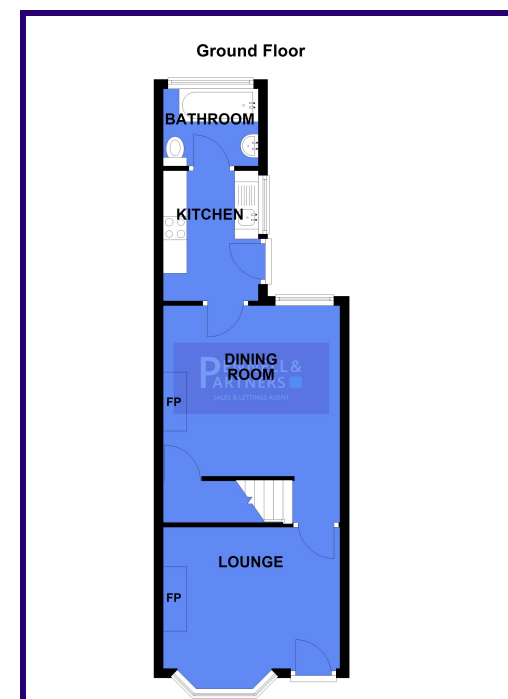




5 ORCHARD STREET, PETERBOROUGH, CAMBRIDGESHIRE. PE2 9AL

GUIDE PRICE £180,000 - £190,000 £180,000



**PENNELL & PARTNERS**

Pennell & Partners, 5 Cross Street, Peterborough, PE1 1XA - 01733 209222 - [hello@pennellandpartners.co.uk](mailto:hello@pennellandpartners.co.uk)



ABOUT THE PROPERTY

\*\*\*GUIDE PRICE £180,000 - £190,000\*\*\*

Upon entering the property, you're welcomed into a spacious lounge featuring a beautiful original fireplace that adds period charm and warmth to the space. The three-segment bay window floods the room with natural light, creating a bright and inviting atmosphere – perfect for relaxing or entertaining guests.

Continuing through to the hallway, you'll find the second reception room, currently used as a dining room. This space also benefits from a large window, further enhancing the light and airy feel, and includes a practical understairs storage unit, ideal for keeping things neatly tucked away.

At the rear of the property is a well-appointed galley-style kitchen, complete with a fitted oven and hob, ample worktop space, and room for a fridge freezer.

A rear door provides access to the enclosed courtyard, which in turn leads to a generous private garden – a perfect space for children to play or for enjoying a quiet evening outdoors.

Just beyond the kitchen, the family bathroom is fitted with a full-sized bath with shower over, wash hand basin, and WC – all in good condition.

Upstairs, you'll discover three good-sized bedrooms. The master bedroom stands out with its walk-in wardrobe space, while the second bedroom offers generous proportions and would comfortably accommodate a double bed. The third bedroom is a versatile space – ideal as a nursery, home office, or study.

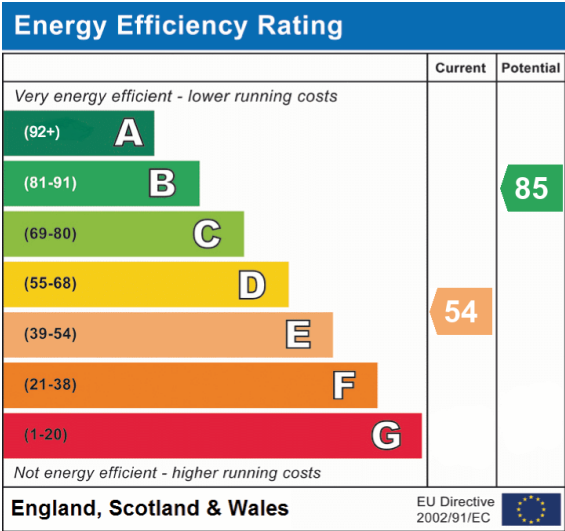
Externally, the home benefits from a walled front garden with gravel and a concrete path leading to the front door, enhancing its kerb appeal.

To the rear, the garden is fully enclosed, laid to lawn, and includes a useful garden shed, making it a secure and practical outdoor space.

This property is in good order throughout, offering buyers a move-in-ready home with potential to personalise further.

Located just a short distance from Peterborough city centre, you'll have easy access to local amenities, major transport routes, and the train station, making commuting and day-to-day living highly convenient.

EPC Rating: E (54)



GROUND FLOOR

LOUNGE

3.453m x 2.997m (11' 4" x 9' 10")  
3 SEGMENT BAY WINDOW  
ORIGINAL FIREPLACE

DINER

3.757m x 3.618m (12' 4" x 11' 10")  
UNDERSTAIRS STORAGE

KITCHEN

2.016m x 2.761m (6' 7" x 9' 1")

BATHROOM

1.965m x 1.638m (6' 5" x 5' 4")  
BATH  
SHOWER OVER BATH  
WASH HAND BASIN  
TOILET

MASTER BEDROOM

4.789m x 3.034m (15' 9" x 9' 11")

BEDROOM TWO

2.835m x 3.635m (9' 4" x 11' 11")

BEDROOM THREE

3.367m x 2.040m (11' 1" x 6' 8")

OUTSIDE

FRONT

GRAVEL AND CONCRETE PATH LEADING TO DOOR  
PASSAGE TO SIDE OF PROPERTY

REAR

COURTYARD GARDEN  
GATE TO MAIN GARDEN  
LAID TO LAWN  
GARDEN SHED  
ENCLOSED BY FENCING