



FITZJOHN
SALES & LETTINGS

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36 Lessingham Orton Brimbles Peterborough PE2 5TP

Guide price £170,000



NO ONWARD CHAIN End of Terrace home located within easy reach of the A1m, Ferry Meadows Country Park and golf course. The property comprises three bedrooms, kitchen with separate dining room, downstairs toilet, cloakroom, living room, landing to three bedrooms and family bathroom. Outside is an low maintenance enclosed garden to the rear. ***PERFECT FIRST TIME PURCHASE OR INVESTMENT PURCHASE***



Entrance Hall Stairs to first floor, door to:

Storage 2.84m (9'4") x 0.81m (2'8") Door to:

Living Room 4.10m (13'5") x 2.95m (9'8") Two windows to rear, radiator, door to:

Dining Room 3.23m (10'7") x 2.27m (7'5") Window to rear, radiator, open plan, door to:

Kitchen 3.47m (11'5") x 2.27m (7'5") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in fan assisted oven, built-in electric hob, window to front, vinyl flooring.

Store 1.00m (3'3") x 0.85m (2'10")

Cloakroom 1.50m (4'11") x 0.85m (2'10") Window to front.

First Floor Landing Fitted carpet, loft hatch, door to:

Bedroom 1 4.17m (13'8") x 2.62m (8'7") Window to rear, radiator, fitted carpet, double door to cupboard.

Bedroom 2 4.17m (13'8") x 2.62m (8'7") Window to rear, radiator, fitted carpet, door to:

Family Bathroom 1.89m (6'2") x 1.51m (4'11") Fitted with three piece suite with comprising, panelled bath, pedestal wash hand basin and low-level WC, tiled surround, window to front, vinyl flooring.

Bedroom 3 2.96m (9'9") x 2.37m (7'9") Window to side, radiator, fitted carpet.

Outside:

Enclosed garden to rear with wooden panelled fence, large paved sun patio with seating area.

*** If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property ***

Area Map



Floor Plans



Energy Efficiency Graph

