FITZJOHN
SALES & LETTINGS

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9 Brudenell
Orton Goldhay Peterborough PE2 5SX

£179,995

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*** NO FORWARD CHAIN *** A modern terraced home located in the popular residential area of Orton Goldhay, within easy reach of schools, shops, road links and bus routes. Accommodation offers modern kitchen, conservatory, living room, two bedrooms and modern bathroom. Outside is an enclosed garden to the rear and off road parking to the front. *** MUST BE SEEN *** IDEAL FIRST TIME BUY/INVESTMENT PURCHASE ***







Hall 1.07m (3'6") x 0.94m (3'1") Door to:

Living Room 4.77m (15'8") x 4.11m (13'6") Window to front, radiator, TV point, textured ceiling, stairs to first floor, door to cupboard 1.48m (4'10") x 0.94m (3'1").

Kitchen/Diner 4.77m (15'8") x 4.27m (14') Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge and freezer, gas and electric points for cooker, two windows to rear, radiator, tiled flooring, door to cupboard 1.75m (5'9") x 0.94m (3'1").

Conservatory 2.74m (9') x 2.34m (7'8") Half brick and uPVC double glazed construction with polycarbonate roof, radiator, door to rear garden.

First Floor Landing 3.01m (9'10") x 0.80m (2'7") Door to cupboard 1.03m (3'5") x 0.72m (2'4")

Bedroom 1 4.78m (15'8") x 3.18m (10'5") Two windows to front, textured ceiling with sunken ceiling spotlights, door to cupboard 1.66m (5'5") x 0.80m (2'7")

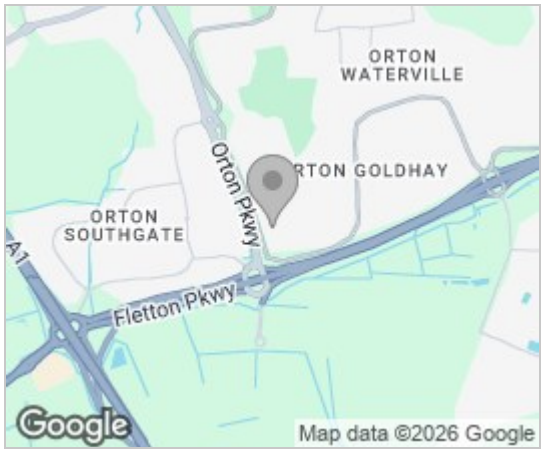
Bedroom 2 4.19m (13'9") x 2.92m (9'7") Window to rear, textured ceiling.

Bathroom 2.36m (7'9") x 2.22m (7'3") Fitted with three piece suite with comprising, deep jacuzzi bath with separate shower over, pedestal wash hand basin and low-level WC, tiled surround, window to rear.

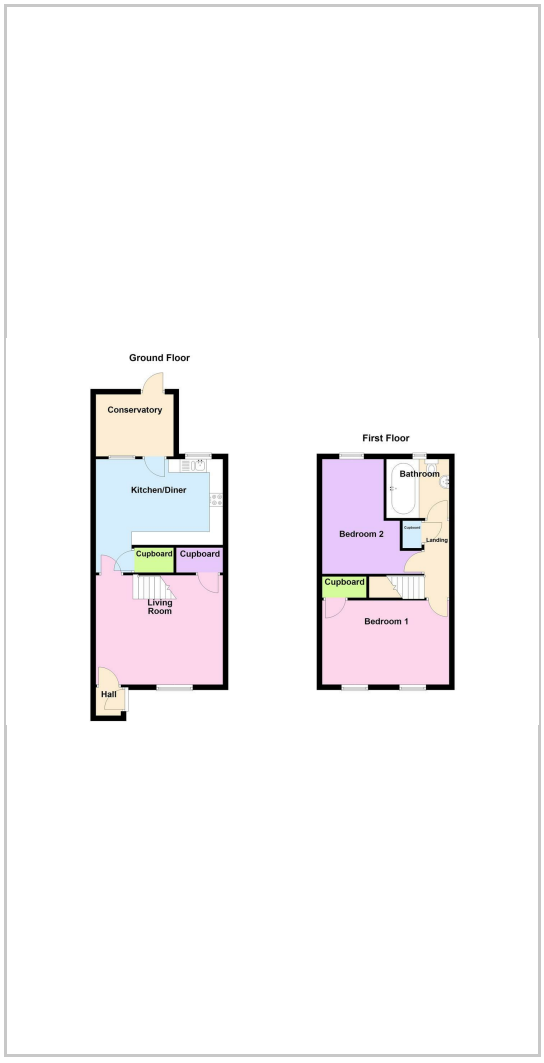
Outside:
Enclosed by wooden panelled fence, paved sun patio with seating area, mainly laid to lawn, gated to rear and timber garden shed.

*** 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 ***

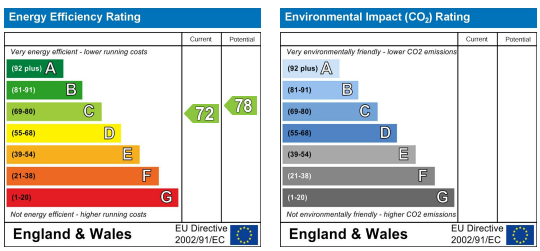
Area Map



Floor Plans



Energy Efficiency Graph



Purchasers should not rely on any written, photographic or floorplan information contained in these details, as they do not form any part of a contract