



**FITZJOHN**  
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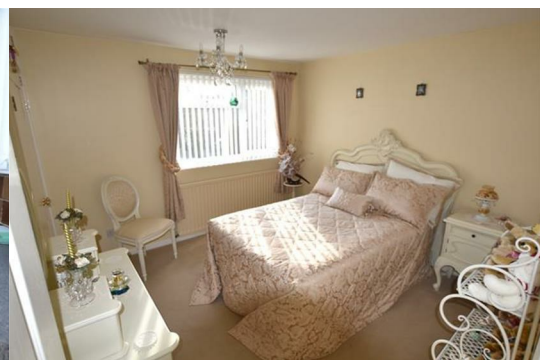


## 81 Walgrave Orton Malborne Peterborough PE2 5NS

Guide price £170,000



A property offered for sale with NO FORWARD CHAIN and located in a popular area with easy access to the A1m and road links around Peterborough. The property comprises gas central heating, double glazing, two bedrooms, kitchen diner, lounge, bathroom, low maintenance gardens and a single garage. \*\*\* MUST BE SEEN \*\*\*



### Entrance Porch

Storage cupboard, vinyl flooring, telephone point, meter cupboard, door to:

### Lounge 4.25m (13'11") x 4.23m (13'11")

Window to front, radiator, fitted carpet, TV point, power point(s), wall light(s), coving to ceiling with ceiling light, carpeted stairs to first floor landing with under-stairs storage and feature electric fireplace with marble surround, door to:

### Kitchen/Diner 4.23m (13'11") x 2.58m (8'6")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, built-in electric oven, built-in ceramic hob with extractor hood over, window to rear, radiator, tiled flooring, power point(s), artexed ceiling with ceiling spotlights, under-unit lighting, sliding door to rear garden.

### First Floor Landing

Storage cupboard, fitted carpet, power point(s) with ceiling light, access to loft space, cupboard with gas boiler.

### Bedroom 1 3.43m (11'3") x 3.32m (10'11")

Window to front, radiator, fitted carpet, telephone point, power point(s) with ceiling light, fitted wardrobes, double door to storage cupboard.

### Bedroom 2 2.67m (8'9") x 2.39m (7'10")

Window to rear, radiator, fitted carpet, power point(s), coving to ceiling with ceiling light, fitted wardrobes, double door to storage cupboard.

### Bathroom

Recently refitted with three piece suite comprising vanity wash hand basin, shower enclosure and WC, tiled surround, window to rear, heated towel rail, tiled flooring with recessed ceiling spotlights, extractor fan.

### OUTSIDE

Low maintenance garden to the front with block paving with potential further parking. Single garage with metal up and over door, parking to front. A low maintenance garden to the rear, enclosed by panelled fencing. A variety of shrubs and borders and rear gated access.

### Area Map



### Floor Plans



### Energy Efficiency Graph

