



**FITZJOHN**  
SALES & LETTINGS

62 Hargate Way,  
Hampton Hargate, Peterborough,  
Cambridgeshire, PE7 8DS

Tel 01733 555520  
info@fitzjohnstateagents.com  
www.fitzjohnstateagents.com



## 7 Caithness Close Orton Northgate Peterborough PE2 6DB

Guide price £280,000



A modern well presented semi detached home located in the popular area of Orton Northgate, within easy access to the A1m, Ferry Meadows Country Park and golf course. The property offers a modern kitchen with integrated appliances, utility cupboard, cloakroom, three bedrooms, full bedroom suite to second floor with dressing area and en suite and a family bathroom with shower. There is a driveway to the side providing off road parking for two vehicles. \*\*\* IDEAL FIRST TIME BUY \*\*\*



Entrance Hall

Kitchen 3.93m (12'11") x 1.95m (6'5")

Storage Cupboard 0.95m (3'2") x 0.88m (2'11")

Cloakroom

Lounge/Diner 4.98m (16'4") x 4.08m (13'5") max

First Floor Landing

Bedroom 2 4.08m (13'5") x 2.97m (9'9")

Bathroom

Bedroom 3 4.08m (13'5") x 2.94m (9'8")

Second Floor Landing

Bedroom 1 2.97m (9'9") x 2.00m (6'7")

En-suite

OUTSIDE

Low maintenance garden to front, covered entrance with outside lighting. A tarmac driveway to the side provides off road parking for two vehicles. Additional parking to the front and gated access to the rear garden. An established garden to the rear is enclosed by panelled fencing, laid to lawn and has a variety of shrubs and borders. The garden has a patio seating area and laid to lawn.

\*\*\* 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

