



## 34 East Of England Way Orton Northgate Peterborough PE2 6HA

Guide price £239,000



\*\*\* GUIDE PRICE £239,000 - £245,000 \*\*\* A modern end terraced home located in the sought after area of Orton Northgate, within easy access to Ferry Meadows Country Park, Golf Course and A1m. Accommodation offers three bedrooms, UPVC double glazing, gas central heating, kitchen diner, downstairs cloakroom, family bathroom, enclosed garden and allocated parking. \*\*\* IDEAL FIRST TIME BUY/INVESTMENT PURCHASE \*\*\*



## Entrance Hall

## Cloakroom

Lounge 5.38m (17'8") x 3.30m (10'10")

Kitchen/Diner 4.76m (15'7") x 2.87m (9'5")

## First Floor Landing

Bedroom 1 4.76m (15'7") x 2.14m (7')

Bedroom 2 3.94m (12'11") x 2.64m (8'8")

Bedroom 3 2.88m (9'5") x 2.02m (6'7")

## Family Bathroom

## OUTSIDE

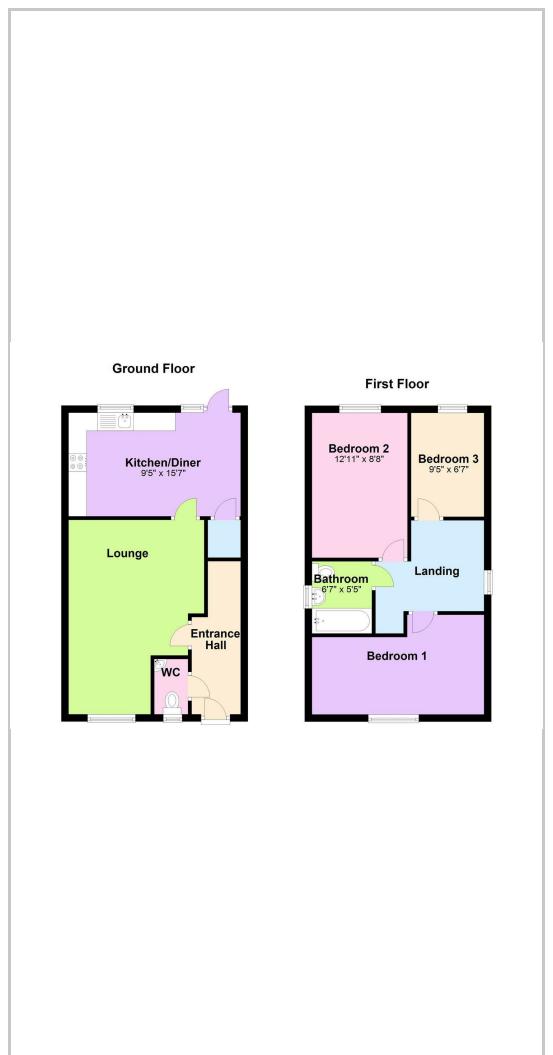
Enclosed garden to rear with panelled fencing, paved patio seating area and laid to lawn. Allocated parking space.

\*\*\* If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals. 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

