



FITZJOHN
SALES & LETTINGS

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8 Sevenacres Orton Brimbles Peterborough PE2 5XH

Guide price £325,000



NO CHAIN with this well presented detached family home in the sought after location of Orton Brimbles, within easy reach of shops, schools, road links, Ferry Meadows Country Park and Golf Course. Accommodation comprises three bedrooms, extended to ground floor with an impressive 6m lounge with feature brick fireplace and inset burner. The property has the potential to extend further (STPP). There is a refitted modern kitchen and bathroom, 5 x 4m garden/sun room with fitted log burner. A tandem garage has the potential to be converted/ commercial/ annexe potential. Gated access leads to the extensive parking. *** CALL TO VIEW ***



Entrance Hall

Lounge 6.95m (22'10") max x 3.50m (11'6")

Shower Room

Kitchen 4.25m (13'11") x 2.77m (9'1") max

Dining Area 2.78m (9'1") x 2.54m (8'4")

Sun Room

Tandem Garage / Annexe Potential

First Floor Landing

Bedroom 2 3.41m (11'2") max x 2.54m (8'4")

Bedroom 3 2.52m (8'3") x 2.06m (6'9")

Bedroom 1 3.73m (12'3") x 3.42m (11'3")

Bathroom

OUTSIDE

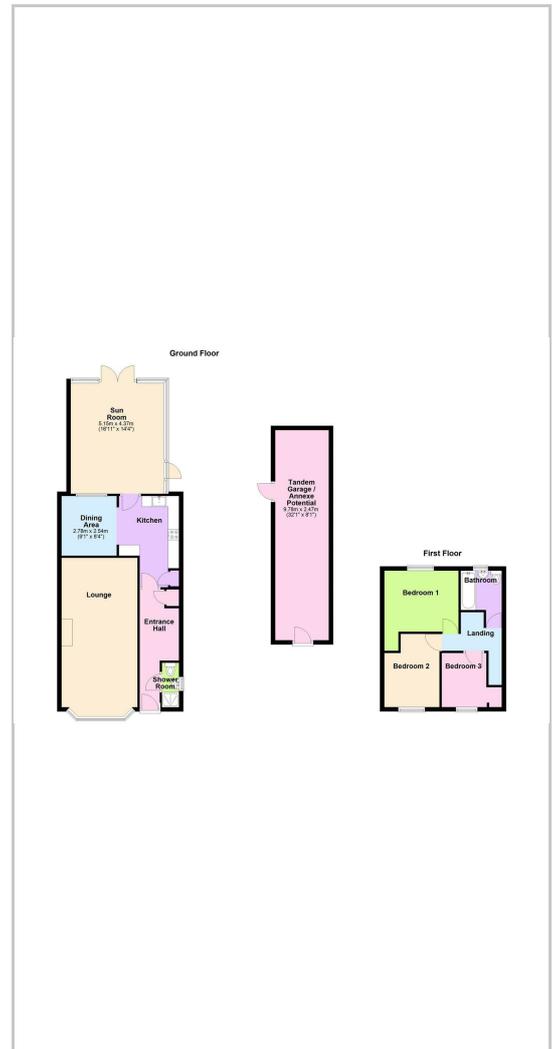
Enclosed garden to rear with panelled fencing, laid to lawn and paved patio seating area. Driveway providing ample off road parking for several vehicles.

*** 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

