FITZJOHN
SALES & LETTINGS

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

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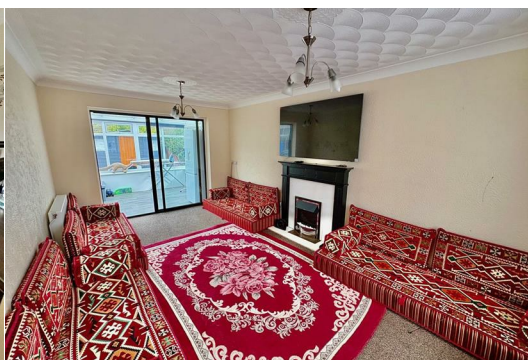www.fitzjohnestateagents.com

53 Benyon Grove
Orton Malborne Peterborough PE2 5XS

Asking price £225,000

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NO CHAIN Detached bungalow located in the popular area of Orton Malborne, within close proximity of all local amenities. Accommodation comprises gas central heating, kitchen, two bedrooms, lounge, private garden to rear and driveway. ***AN EARLY VIEWING IS HIGHLY RECOMMENDED ***

Benyon Grove , PE2 5XS
2 Bedrooms
Fitted Kitchen
Conservatory
Ground Floor
Master Bedroom 5.17m (17') x 2.00m (6'7")

Two windows to front, two radiators, wooden laminate flooring, coving to ceiling, door to:

Shower Room

Fitted with three piece suite with double shower cubicle, wash hand basin and low-level WC, window to rear, radiator, door to:

Entrance Hall

Radiator, wooden laminate flooring, coving to ceiling, access to loft hatch, door to:

Bedroom 2 3.09m (10'2") x 3.04m (10')

Window to side, radiator, wooden laminate flooring, coving to textured ceiling.

Kitchen 3.66m (12') max x 2.46m (8'1")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, built-in fan assisted oven, built-in four ring gas hob with extractor hood over, window to side, wooden laminate flooring, folding door, door to:

Cupboard

Lounge 5.18m (17') x 3.10m (10'2")

Bay window to side, radiator, fitted carpet, TV point, coving to textured ceiling, patio door, door to:

Conservatory 2.76m (9'1") x 2.69m (8'10")

Half brick and uPVC double glazed construction with power and lights connected, door.

Outside:
Paved sun patio with, mainly laid to lawn, enclosed by wooden panelled fence, gated side access to front, 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