



FITZJOHN
SALES & LETTINGS

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12 Kelburn Road Orton Northgate Peterborough PE2 6DD

Guide price £285,000



Located in the popular area of Orton Northgate, within easy reach of Ferry Meadows Country Park, golf course and the A1m, is this modern well presented semi detached home. The property offers flexible accommodation over three floors and offers four bedrooms, master bedroom to second floor with vaulted ceiling, fitted wardrobes and en suite. The property benefits UPVC double glazing and gas central heating and downstairs cloakroom. A good sized established garden can be found to the rear and a driveway for two vehicles. *** MUST BE SEEN ***



Entrance Hall

Cloakroom

Kitchen/Diner 3.43m (11'3") x 2.57m (8'5")

Lounge 4.99m (16'4") x 3.71m (12'2")

First Floor Landing

Bedroom 2 3.35m (11') x 2.47m (8'1")

Bathroom

Bedroom 3 2.95m (9'8") x 2.47m (8'1")

Bedroom 4 3.35m (11') max x 2.42m (7'11")

Second Floor Landing

Bedroom 1 6.18m (20'3") x 4.99m (16'4")

En-suite

OUTSIDE

Good sized established garden to rear with wooden decked seating area, laid to lawn and enclosed with timber panelled fencing. Driveway to side for two 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

