



**FITZJOHN**  
SALES & LETTINGS

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## 23 Fraserburgh Way Orton Southgate Peterborough PE2 6SS

£360,000

 4  2  1  D

Located in a popular area within easy access to Ferry Meadows Country Park and golf course is this well presented detached family home. Accommodation comprises four bedrooms, refitted en suite to master, refitted kitchen with integrated appliances and refitted bathroom. A double width driveway provides off road parking and leads to the single garage. Landscaped garden to rear. \*\*\* MUST BE SEEN \*\*\*



- Porch
- Entrance Hall
- Cloakroom
- Lounge 4.72m (15'6") x 3.20m (10'6")
- Kitchen/Diner 7.77m (25'6") x 3.12m (10'3")
- First Floor Landing
- Bedroom 1 4.09m (13'5") max x 3.20m (10'6")
- En-suite 1.84m (6') x 1.71m (5'7")
- Bedroom 2 3.32m (10'11") x 3.20m (10'6")
- Bedroom 3 2.54m (8'4") x 2.30m (7'7")
- Bedroom 4 2.54m (8'4") x 2.00m (6'7")
- Bathroom 2.12m (6'11") x 1.62m (5'4")

**OUTSIDE**  
 Enclosed low maintenance garden to rear with panelled fencing, gravelled areas and paved patio seating area. Double width driveway to front providing off road parking and leading to single integral garage with up and over door.

\*\*\* 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

