



**7 Bardney  
Orton Goldhay Peterborough PE2 5QG**

**Guide price £199,000**



A semi-detached home located in the residential area of Orton Goldhay, within easy reach of local amenities, schools, road links and bus routes. Accommodation offers three bedrooms, UPVC double glazing, gas central heating and utility room. There is a refitted four piece bathroom and two reception rooms. Outside is an enclosed rear garden and a single garage. Some updating is required. \*\*\* IDEAL FIRST TIME BUY/INVESTMENT PURCHASE \*\*\*



Porch 1.88m (6'2") x 1.14m (3'9")

Hallway 3.98m (13'1") x 1.88m (6'2")

Kitchen 3.29m (10'10") x 2.25m (7'4")

Utility 2.25m (7'4") x 1.83m (6')

Lounge 5.05m (16'7") x 4.23m (13'10") max

Dining Room 3.94m (12'11") x 3.02m (9'11")

First Floor Landing

Bedroom 1 4.35m (14'3") x 2.99m (9'10")

Bathroom 2.45m (8'1") max x 2.41m (7'11")

Bedroom 2 3.00m (9'10") x 2.22m (7'3")

Bedroom 3 3.69m (12'1") x 2.03m (6'8")

## OUTSIDE

Enclosed garden to rear with panelled fencing, Single garage.

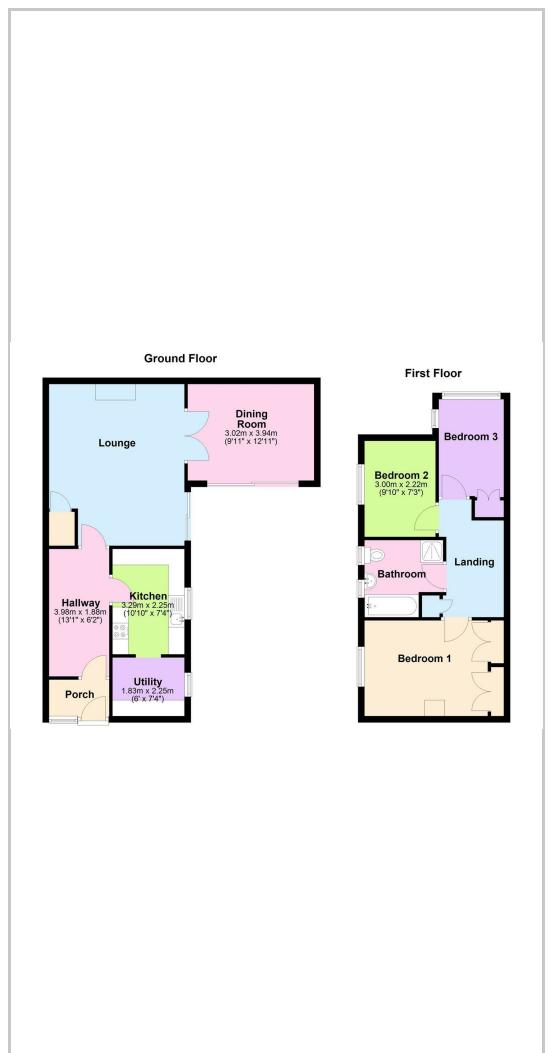
NOTE: The vendor of this property has a connection with Fitzjohn Sales & Lettings

\*\*\* 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

