

Rangefield, Orton Brimbles, Peterborough, PE2 5UN.



Kitchen



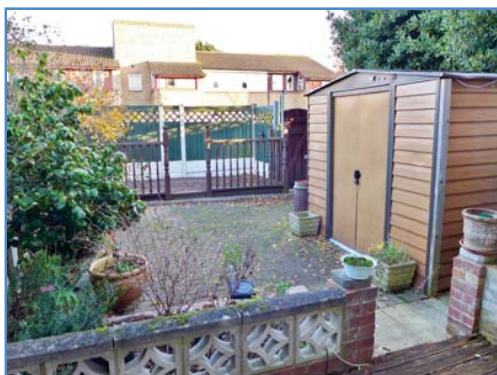
Lounge



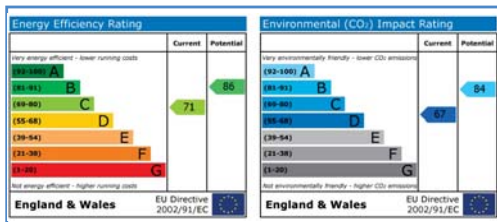
Bedroom



Bathroom



Courtyard Garden



Energy Performance Certificate

Draft details only may be subject to amendment  
 None of the statements/measurements in these particulars should be relied on as representations of fact.  
 Any applications/services mentioned should not be taken as a guarantee that they are in working order.

Registered in England and Wales company No. 07655708 Registered Office: 3 Angel House, Whittlesey, Peterborough, PE7 1SE VAT No. 116 5551 26

# Harrison Rose

Estate Agents Ltd

## FOR SALE



Presenting a three bedroom family home in Peterborough.

**Rangefield, Orton Brimbles, Peterborough, PE2 5UN.**

- IDEAL FIRST TIME BUYER/INVESTMENT
- THREE BEDROOMS
- KITCHEN/DINER
- OFF ROAD PARKING
- ENCLOSED COURTYARD GARDEN

**£155,000**



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www.harrisonroseproperty.com

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## Ground Floor

### Porch

Entrance door, storage cupboard, door to hall.

### Hall

Single radiator, storage cupboard, stairs leading to landing, doors to:

**Lounge** 4.64m (15'3") x 3.43m (11'3")

UPVC double glazed window to front, feature fireplace, single radiator, TV point, coving to textured ceiling.

**Kitchen/Dining Room** 5.31m (17'5") x 3.20m (10'6")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, built-in electric oven with four electric ring hobs, space for fridge, freezer and washing machine, single radiator, coving to textured ceiling, uPVC double glazed window to rear, door to:

### Lobby

Door leading to rear, door to:

### WC

Fitted with a two piece suite comprising a vanity wash hand basin and low-level WC, tiled splashbacks, frosted uPVC double glazed window to rear.

## First Floor

### Landing

Access to a storage and boiler cupboard, doors to:

**Bedroom 1** 4.67m (15'4") max x 3.48m (11'5")max

UPVC double glazed window to front, built in wardrobe, coving to ceiling, door to:

**Bedroom 2** 3.48m (11'5") x 3.28m (10'9") max

UPVC double glazed window to rear, coving to ceiling.

**Bedroom 3** 4.45m (14'7") x 2.64m (8'8")

UPVC double glazed window to front and side, single radiator.

### Bathroom

Fitted with a three piece suite comprising a bath with shower over, vanity wash hand basin and low-level WC, tiled surround, frosted uPVC double glazed window to rear.

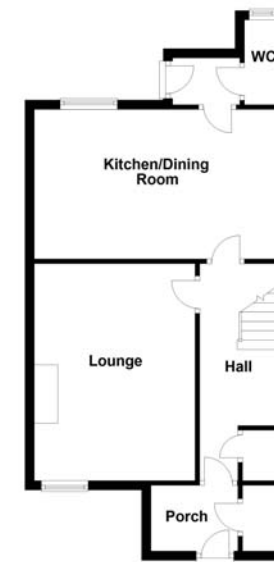
### Outside

The front of the property offers a block paved path leading to front entrance with bushes to the side. Enclosed courtyard garden with a wooden patio area and a border of a mixture of shrubs and trees, external tap and lighting, side gate leading to allocated parking.

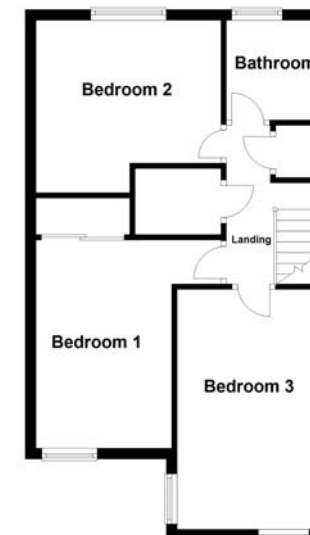
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- Call today to arrange your free valuation -

Ground Floor



First Floor



- To arrange a viewing, please call us 01733 202525 -