

Orchard Street, Peterborough

£170,000 **Freehold**

Sharman Quinney

Key Features

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- Three-bedroom terraced home
- Newly fitted modern kitchen
- Two reception rooms
- Generous rear garden
- Well-proportioned accommodation throughout

Situated in a popular residential location, this well-presented three-bedroom terraced home offers spacious and versatile accommodation throughout. The property features a recently fitted modern kitchen, two generous reception rooms providing excellent living and entertaining space, and three well-proportioned bedrooms. Outside, the property benefits from a generous rear garden, ideal for families, outdoor dining, or keen gardeners. Conveniently located close to local amenities, schools, and transport links, this property would make an excellent first-time purchase or family home.

Agents Notes:Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded,



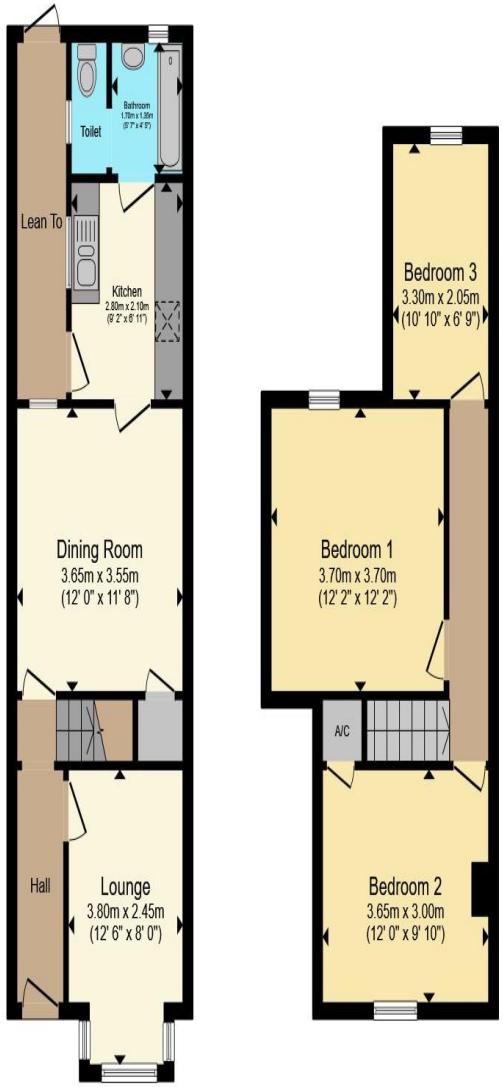




even if the property purchase does not go ahead.







Total floor area 83.3 m² (896 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Sharman Quinney

To view this property call Sharman Quinney on: **01733 896222**

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01733 896222

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05. 1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SSQ205452 - 0001

The Property Ombudsman