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7 Office Village, Cygnet Park, Peterborough, PE7 8GX



Oakleigh Drive, Orton Longueville, Peterborough, PE2 7BD
Asking price £235,000
Freehold

POPULAR LOCATION* *CLOSE TO LOCAL AMENITIES* *WALKING DISTANCE TO CITY CENTRE* *NO CHAIN

Regal Park are pleased to offer this 2 Bedroom Semi Detached Chalet Bungalow in the popular location of Orton Longueville. The property is situated close to local amenities, a bus stop and is within walking distance to city centre. The property comprises; Porch, Lounge/Dining Room, Inner hallway, Kitchen/Breakfast Room, Shower Room, Study, Conservatory, Master Bedroom.

To the first floor is Bedroom 2 with eaves storage.

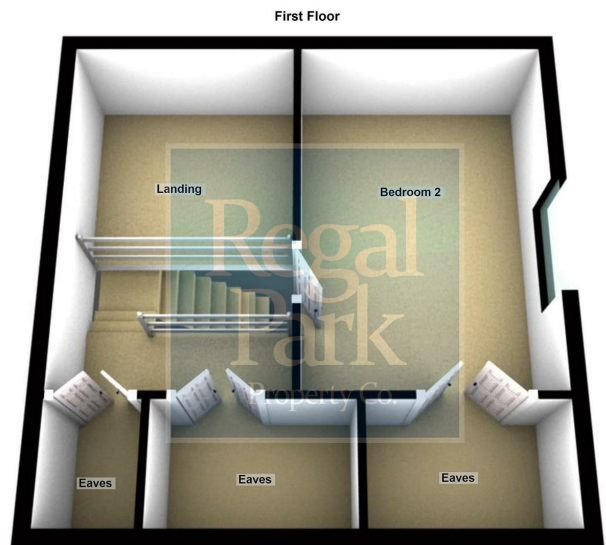
There is a Driveway providing off road parking and an oversized Single Garage and enclosed rear garden.

Viewings Highly Recommended.
 No Chain.

EPC Rating: C

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G





Porch

UPVC double glazed window to side, UPVC double glazed window to front, laminate flooring, door to:

Lounge/Dining Room

19'7" x 10'4" (5.97m x 3.15m)

UPVC double glazed window to front, single radiator, double radiator, fitted carpet, TV point, door to:

Inner Hallway

Fitted carpet, stairs, door to:

Kitchen/Breakfast Room

18'0" x 9'3" max (5.49m x 2.82m max)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, fitted electric oven, built-in four ring electric hob with extractor hood over, UPVC double glazed window to side, double radiator, vinyl flooring, telephone point, uPVC double glazed stable door to side.

Shower Room

Fitted with a three piece suite comprising of a tiled shower cubicle with fitted shower over, wash hand basin with cupboards under and WC, tiled surround, uPVC obscure double glazed window to side, heated towel rail, fitted carpet.

Study

6'6" x 10'6" (1.98m x 3.20m)

UPVC double glazed window to rear, double radiator, laminate flooring, uPVC double glazed door to:

Conservatory

8'2" x 16'11" max irregular shape (2.49m x 5.16m max irregular shape)

Half brick and uPVC double glazed construction with uPVC double glazed windows and double polycarbonate roof, radiator, laminate flooring, door to garden.

Bedroom 1

12'3" x 9'0" max (3.73m x 2.74m max)

UPVC double glazed window to rear, radiator, fitted carpet, TV point, fitted bedroom suite with a range of wardrobes with overhead storage, under-stairs storage cupboard.

Landing

Fitted carpet, doors to eaves storage, door to:

Bedroom 2

15'1" x 10'3" max restricted height (4.60m x 3.12m max restricted height)

UPVC double glazed window to side, radiator, fitted carpet, TV point, double door to eaves storage with wall mounted boiler.

Outside

There is a Driveway to the front providing off road parking with gated access leading to an oversized Garage.

The rear garden is mainly laid to lawn with mature flowers and trees, greenhouse, timber shed, patio area, outside tap.

Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.