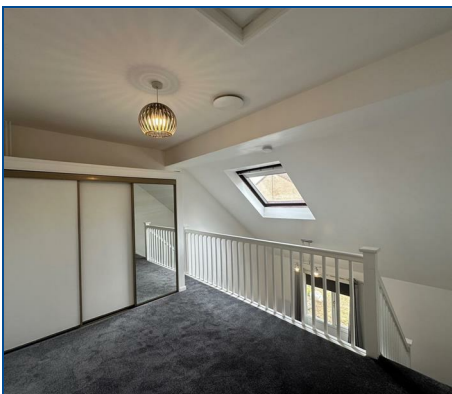


Peterborough
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7 Office Village, Cygnet Park, Peterborough, PE7 8GX



Paulsgrove, Orton Wistow, Peterborough, PE2 6YF
£725

***CLOSE TO LOCAL AMENITIES* *CLOSE TO LYNCH WOOD BUSINESS PARK*
 EASY ACCESS TO A1 *NEW FLOORING THROUGHOUT* *RE-DECORATED
 THROUGHOUT* *PARKING* *GARDEN AREA* *CUL-DE-SAC***

Regal Park are pleased to offer this 1 Bedroom Cluster House in the popular location of Orton Wistow. The property is situated in a cul-de-sac close to local amenities, close to Lynch Wood Business Park, Ferry Meadows Country Park and is within easy access to A1. The property comprises; Entrance Hall, Bathroom, open plan Living Area, stairs to galleried Bedroom.

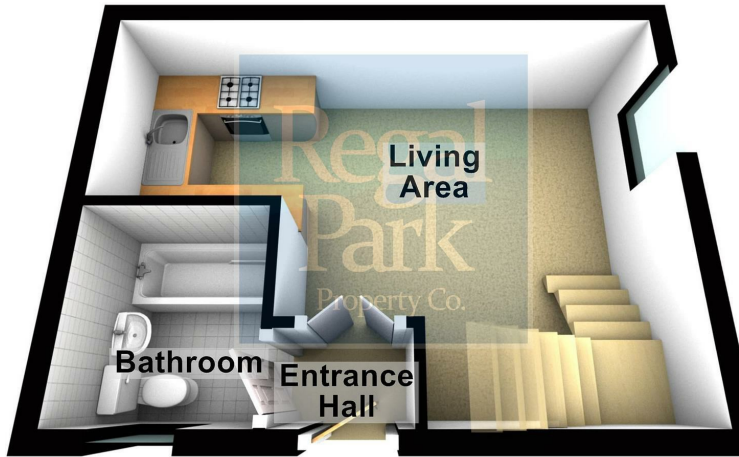
There is an allocated parking space and private garden area.
 Viewings Highly Recommended.

EPC Rating: E

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



Ground Floor



First Floor



Entrance Hall

Vinyl flooring, smoke alarm, double door to Living area, door to:

Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, heated towel rail, wall mounted infra red electric panel, uPVC obscure double glazed window, vinyl flooring.

Living Area

18'3" x 13'3" max (5.56m x 4.04m max)

The lounge area has a UPVC double glazed window, fitted carpet, telephone point, TV point, two wall mounted infra red electric panels, heat alarm, stairs, open plan to; The Kitchen area is fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, fitted electric oven with 4 ring electric hob, extractor hood over, space for fridge/freezer, plumbing for washing machine, vinyl flooring.

Stairs to First Floor

Fitted carpet, open to:

Bedroom 1

13'5" x 8'5" (4.09m x 2.57m)

Fitted carpet, built in double wardrobes with mirrored sliding doors, velux skylight window, galleried view, TV point, smoke detector.

Outside

There is allocated parking to the front of the property. There is gated access to a garden area with timber shed.