Bringhurst, Orton Goldhay, Peterborough (no. agt_sale_19)



£175,000.00

Bringhurst, Orton Goldhay, Peterborough, PE2 5RT

2ch.

City	Peterborough
Bedrooms	2
Council tax band	B
Tenure	Freehold

First Time Buyers....AGT are pleased to present this lovely 2 bed bungalow, in Orton Goldhay. The property is well presented and offers two bedrooms, a large open plan kitchen lounge area, a shower room with separate toilet, a lovely little conservatory and an abundance of storage cupboards. Front of property To the immediate front of the property there are brick tiles, leading to the front door, with gravel and grassed areas to the side. There is access to a communal car park, which is situated to the front of the property. Hallway As you enter the property, you come into a large hallway, with two corridors, leading off to each room. Immediately to the right, is the shower room, then separate toilet. There is a storage cupboard and then then the living room and kitchen. To the left there, is a corridor leading to the two bedrooms and another storage cupboard. Access to the loft is from the hallway. There is a large alcove, situated to the left corridor, with ample space for coat and shoe racks. The fuse box is with this alcove area. There are multiple electrical sockets and light fittings and switches, throughout the hallway. The flooring is laid to laminate. Lounge The lounge is located at the rear of the property. It is of a very large size, with more than enough room for a dining table, as well as a 3 piece suite. As you walk in to the lounge, there is a good sized shelved storage cupboard. To the immediate left of the entrance door, is the back door, which leads into the conservatory and rear garden. There is a very large window, looking out into the garden, which allows for plenty of light. Underneath the widow is a radiator. To the rear left of the lounge, is a very large walk in storage cupboard. The lounge is open plan, leading into the kitchen. The flooring is laid to laminate. Kitchen The kitchen is located at the front of the property. It is a good size and is open plan, leading from the lounge. There is a good size window, looking out to the front of the property. The kitchen has both floor and eye level units and plenty of worktop space. There is room for a full sized fridge freezer and a washing machine. There is a radiator located to the right wall of the kitchen. The flooring is laid to tiles. Conservatory As you walk out of the lounge, you come into a little conservatory/lean to. It allows for plenty of light. There is room for a small seating area. The flooring is laid to tiles. Shower Room The shower room is of a good size. It is based at the front of the property. There is a frosted window, allowing for plenty of light. The shower room comprises of a large shower cubicle, an electric shower and a separate hand basin. The flooring is laid to tiles and the walls are both tiled and painted. Immediately next to the shower room, is a separate toilet. The flooring is laid to vinyl tiles. Master Bedroom The master bedroom is a large double room. It is situated at the back of the property, with a

large window overlooking the garden. Below the window is a radiator. The room is very light and spacious. The flooring is laid to laminate. Bedroom 2 Bedroom 2 is situated at the back of the property. It is a good sized double room. It has a window, looking out onto the garden, with a radiator below. The room is light and spacious. The flooring is laid to laminate. Storage cupboards There are 2 very good storage cupboards, located in the hall way. The first is to the right of the hallway and houses the boiler. There is room to store a hoover, mop and ironing board etc. The second cupboard is to the left, next to the bedrooms. This has shelving throughout and is of a very good size. Rear Garden The rear garden is secure and is of a nice size. As you walk into the garden, it is laid to patio tiles, which lead up to a locked gate. The patio tiles are laid to the right side of the garden also, allowing for a lovely seating area. To the rear right hand side of the garden is a small lawn. There are small raised beds around the patio area. The garden is surrounded by the side of the property and brick wall. EPC - D Council Tax Band B. Tenure Freehold Services Mains water, electricity and drainage are all connected. None of these services or appliances have been tested by the agents. Investment Information If you are considering this property for buy to let purposes, please call our Property Management team on 01733 748031. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.