

Richardson

LETTINGS SPECIALISTS

8 The Village, Orton Longueville
Peterborough, PE2 7DP

TO LET

£975 PCM



- Mid Terrace Cottage
- Modern White Bathroom Suite
- New Gas Fired Boiler
- Courtyard and Outbuilding
- 2 Double Bedrooms
- Dining Room/Bedroom 3
- Gardens to Front and Rear
- Energy Rating Band C

Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB



www.richardsonstateagents.co.uk

01780 758000

LOCATION

Orton Longueville is a popular former village to the south west of Peterborough City Centre with good access to the A1. Nene Park country park is close by for walking, cycling, watersports, fishing, golfing, childrens play areas and miniature railway.

DESCRIPTION

Delightful, well presented 2/3 bedroom mid terrace cottage with gas central heating and upvc double glazing. New gas boiler fitted this year. Gated pedestrian access to front garden which is laid to lawn with hedge borders and path to front door. Double gates from lane provide vehicular access to gravel parking area which also has a good size brick outbuilding. The rear garden is mainly enclosed by hedging and laid to lawn.

ENTRANCE LOBBY

With entrance door, fitted mat, stairs leading to first floor and door to:

SITTING ROOM

With fitted carpet, windows to frontage with Venetian blinds and understairs cupboard. Door to:

KITCHEN

Fitted with a range of base cupboards and laminate worktops, single fan oven and ceramic hob with extractor hood over, stainless steel sink and drainer and mixer tap, space for washing machine. Wood laminate flooring. Double glazed window to rear with blind. Built in cupboard housing Vaillant gas fired boiler. Pantry cupboard. Door to rear lobby.

REAR LOBBY

With half glazed back door to rear courtyard leading to outbuilding. Doors to bathroom and dining room/bedroom 3.

BATHROOM

Modern white bathroom suite comprising bath with shower over, pedestal wash hand basin and close coupled WC. Window to side with Venetian blind.

DINING ROOM/BEDROOM 3

With fitted carpet and window to side with Venetian blind.

STAIRS/LANDING

With fitted carpet and loft hatch. Doors to:

BEDROOM 1

With fitted carpet, double glazed window to frontage with Venetian blind and fitted wardrobe.

BEDROOM 2

With fitted carpet, decorative fireplace and double glazed window to rear with Venetian blind.

OUTBUILDINGS

Outbuilding comprising of two rooms with concrete floors, light and power and shelving. Rear access to garden.

GARDENS

Mainly laid to lawn with hedge borders. Enclosed courtyard leading to outbuildings.

SERVICES

Mains water, electricity, gas and sewerage are connected.

COUNCIL TAX

We understand from the Valuation Office Agency website that the property has a Council Tax Band B.

RENT

The rent is payable monthly in advance, by standing order.

DEPOSIT

Five weeks' rent payable in advance to be returned after deductions and without interest at the end of the tenancy.

TENURE

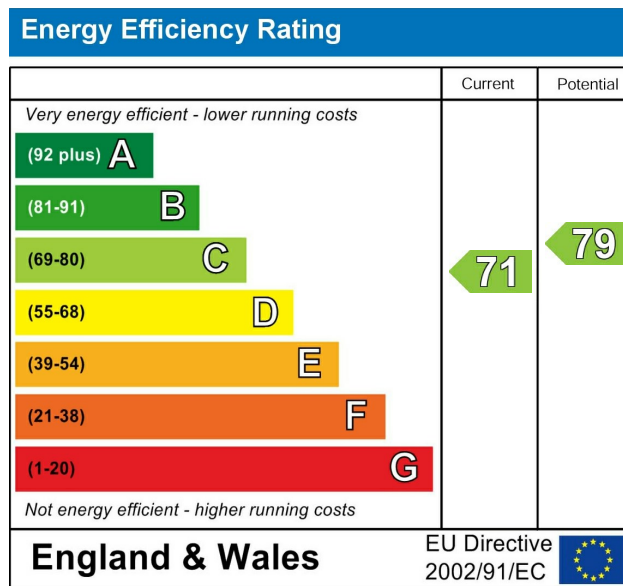
The property is available on an Assured Periodic Tenancy.

VIEWING

All viewings strictly by appointment through Richardson, 01780 758000.

BROADBAND/MOBILE

According to the Ofcom Checker Broadband availability is Standard and Ultrafast and mobile availability is good outdoor and variable in-home via EE, 02, Three and Vodafone.





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