




MOLCONKIE PROPERTY LTD
Medworth Orton Goldhay Peterborough PE2 5RX



Rental Information

Rent (PCM)	Bedrooms 	Bathrooms 	Reception Rooms 	Garden 
£1150	4	2	2	

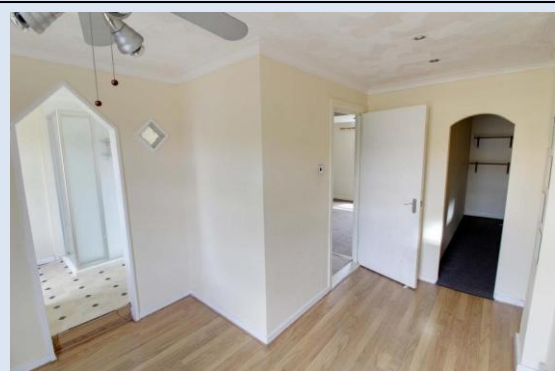
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy



MOLCONKIE PROPERTY LTD

Property Description

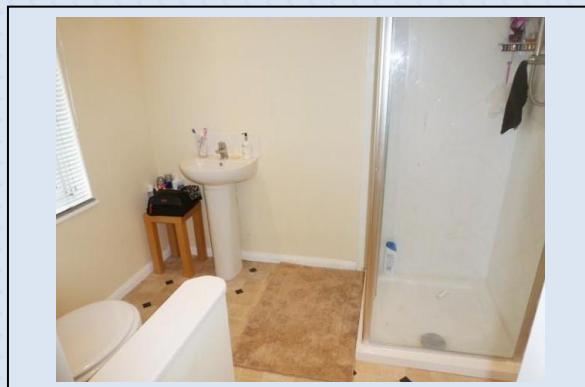
Spacious 3 story town house. Benefits from four bedrooms (2 doubles & 2 singles). Ensuite shower room to master bedroom. Downstairs WC with access to utility area. Separate dining room. Refitted kitchen/diner, Lounge on first floor. Refitted family bathroom with a shower over bath. Decked patio & turfed lawn



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy



MOLCONKIE PROPERTY LTD



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy



MOLCONKIE PROPERTY LTD

FRONTAGE

Block paved area to front door. Off road parking.

LOUNGE

15'4" x 8'10" (4.67m x 2.69m) uPVC double glazed door with ornate glass panel to lounge. uPVC double glazed window to front. Double radiator. Single radiator. Door to WC/utility area. Stairs to first floor landing.

UTILITY ROOM/WC

Patterned uPVC double glazed window to front. Hand wash basin. WC. Coving to smooth ceiling. Plumbing for washing machine.

KITCHEN

15'9" x 10'9" (4.80m x 3.27m) uPVC double glazed window to rear. uPVC sliding doors to rear garden. Double radiator. Range of eye & base level units with worktops over. Stainless steel sink unit with drainer. Tiled splash backs. Wall mounted VAILLANT boiler. Space for fridge/freezer. Plumbing for washing machine. Coving to smooth ceiling. Range cooker with five ring gas hob. Stainless steel extractor hood. Vinyl flooring.

FIRST FLOOR LANDING

Stairs to second floor landing. Doors to:

FIRST FLOOR LOUNGE

12'8" x 12'5" (3.86m x 3.78m) Two uPVC double glazed window to rear. Radiator. Coving to smooth ceiling. Inset spot lights.

BEDROOM ONE

13'8" max x 9'6" (4.16m x 2.89m) uPVC double glazed window to front. Radiator. Long wardrobe recess. Wood effect laminate flooring. Coving to textured ceiling. Archway to ensuite.

SECOND FLOOR LANDING

Loft hatch. Radiator. Doors to:

BEDROOM TWO

12'5" x 8'6" (3.78m x 2.59m) uPVC double glazed window to rear. Radiator.

BEDROOM THREE

16'9" x 6'11" max (5.10m x 2.10m) uPVC double glazed window to rear. Radiator.

BEDROOM FOUR

9'4" x 7'6" max (2.84m x 2.28m) uPVC double glazed window to front. Radiator.

BATHROOM

7'10" x 5'6" max (2.38m x 1.67m) Frosted uPVC double glazed window to front. Radiator. Panel bath with shower over. Door to airing cupboard housing hot water tank. Pedestal hand wash basin. WC Vinyl flooring. Coving to smooth ceiling.

REAR GARDEN

Enclosed by fencing. Gated access to rear. Part lawn. Part gravel. Raised decking area.

Total Floor Area 117 m2

Energy Rating C

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy



MOLCONKIE PROPERTY LTD

Location Map



Floor Plans

Energy Performance Certificate (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CONTACT DETAILS



07718967738



contact@molconkieproperty.co.uk



molconkieproperty.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy