



**wilson&co**<sup>TM</sup>  
sales & lettings

**Riseholme, Orton Goldhay, PE2 5SP**  
**£185,000**

Riseholme, Orton Goldhay, PE2 5SP | Freehold **SSTC**

An excellent investment opportunity awaits in Orton Goldhay. This well-maintained four-bedroom terraced home is ideally situated in a popular residential area.

Boasting four comfortably sized bedrooms, this property can accommodate various living arrangements, making it versatile and highly sought-after for rental purposes. All bedrooms benefit from ample natural light, contributing to a pleasant living atmosphere.

The house features a spacious kitchen/diner, providing the perfect setting for family meals and social gatherings. The kitchen is fully equipped and the dining area is roomy enough to entertain guests or enjoy a casual meal.

The separate lounge area offers a place to unwind and relax after a busy day. Its versatile layout allows for easy furniture arrangement, ensuring a cosy setting.

Outside, the fully enclosed rear garden offers a safe space for children to play or for adults to enjoy a bit of fresh air!

Parking is never a worry here, with communal parking readily available for residents.

This property is being offered for sale with tenants in situ, representing a secure, ongoing investment opportunity. This investment is only open to buyers interested in maintaining the property's rental status.

This four-bedroom terrace home is a fantastic investment for any portfolio. Don't miss out on this rare opportunity to acquire a solid property with a guaranteed rental return.

Measurements -

Living Room - 5.41m x 2.94m (17'9" x 9'8")

Kitchen/Diner - 5.01m x 2.00m (16'5" x 6'7")

Bedroom One - 3.40m x 3.11m (11'2" x 10'2")

Bedroom Two - 4.12m x 2.71m (13'6" x 8'11")

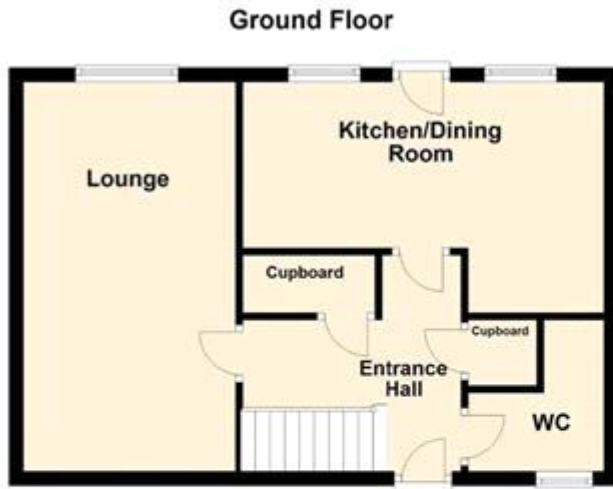
Bedroom Three - 3.40m x 2.40m (11'2" x 7'10")

Bedroom Four - 3.40m x 2.40m (11'2" x 7'10")

Bathroom - 2.00m x 1.91m (6'7" x 6'3")

Tenure: Freehold

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		85
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.