

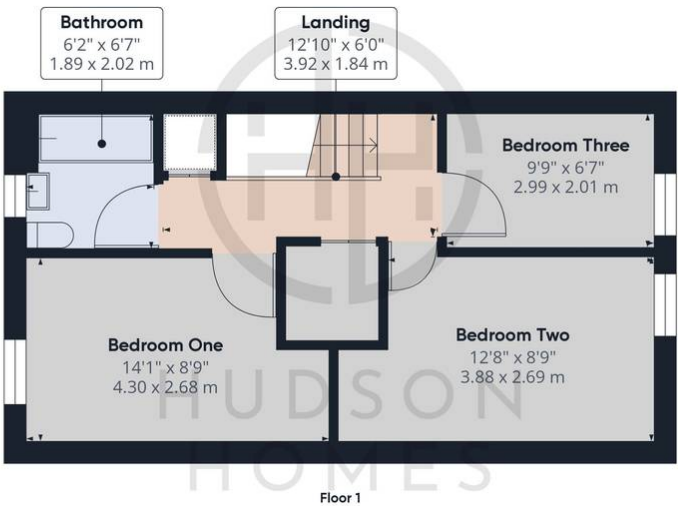
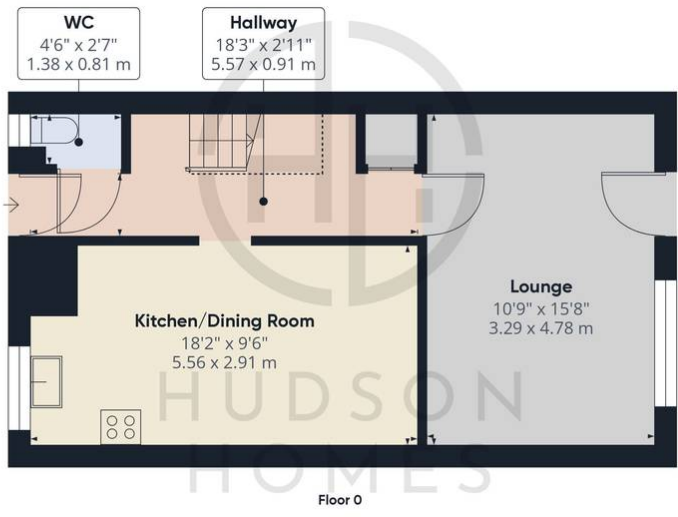


## 23 Marsham, Orton Goldhay

£200,000 Freehold

IMMACULATE CONDITION THROUGHOUT • NO FORWARD CHAIN • TWO DOUBLE BEDROOMS & ONE SINGLE BEDROOM • FAMILY BATHROOM & CLOAKROOM • CURRENT GAS SAFETY CERTIFICATE & REPLACEMENT BOILER APRIL 2023 • CURRENT EICR ELECTRICAL CERTIFICATE FROM MARCH 2024 VALID FOR 5 YEARS • COUNCIL TAX BAND A £1388 • PRIVATE CUL-DE-SAC LOCATION • COMMUNAL PARKING TO THE FRONT





**Approximate total area<sup>(1)</sup>**  
854.87 ft<sup>2</sup>  
79.42 m<sup>2</sup>

**Reduced headroom**  
16.04 ft<sup>2</sup>  
1.49 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

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