



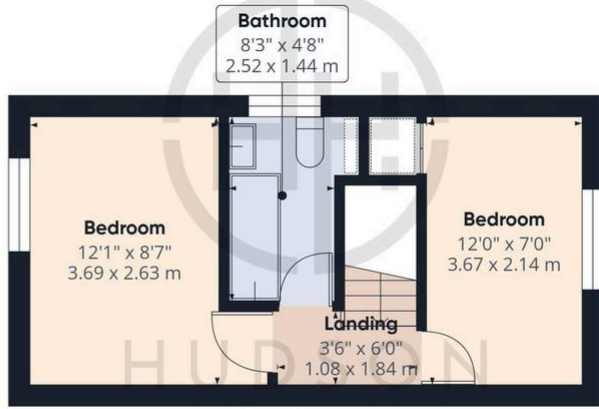
91 Sevenacres, Orton Brimbles

£196,000 Freehold

Ideal first-time purchase in the rarely available area of Orton Brimbles, offering a great opportunity to get onto the property ladder in a sought-after location • Lounge/dining room with front aspect, providing a bright and comfortable living and entertaining space • Two double bedrooms, with a built-in cupboard to bedroom two providing useful additional storage • South-facing enclosed rear garden with rear access gate, providing privacy, security, and excellent natural sunlight • Parking to the front, plus a single garage to the rear in a block of three, providing convenient off-road parking and storage • Council tax band B £1700 per year • Energy Efficiency Rating: C, indicating good overall energy performance • Internal floor area approximately 592 sq ft, offering well-proportioned accommodation throughout • Fantastic access to the A1(M) and Parkway routes, ideal for commuters and regional travel • Approximately 4.6 miles to the train station and city centre, offering convenient access to transport links and city amenities



Floor 0 Building 1



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Approximate total area⁽¹⁾
691 ft²
64.2 m²



Floor 0 Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.