



1 Cane Avenue

PE2 9QT

£390,000



# 1 Cane Avenue

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Overlooking an attractive green area and with the advantage of a side drive positioned single Garage this detached townhouse enjoys a corner plot and offers versatile family accommodation set over three spacious floors.

The accommodation comprises; Entrance Hall, Study and good size Dining Room. There is also a Kitchen Breakfast, Utility room and Conservatory.

Off the first floor Landing is a Lounge, two Bedrooms and a Cloakroom.

The remaining accommodation on the second floor includes an Ensuite main Bedroom, two further Bedrooms and a Family Bathroom.

The property has gas radiator heating and PVCu double glazing along with an enclosed rear Garden.

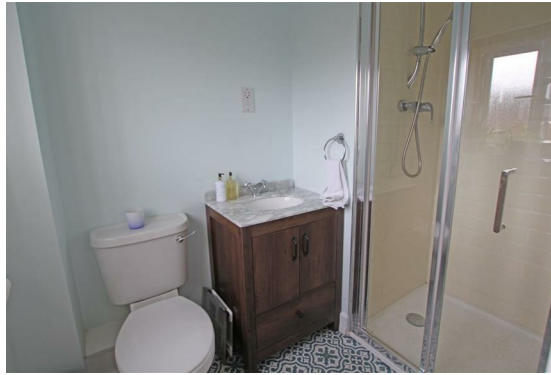
Only a short walk away from the local amenities which include a school for younger Children, supermarkets and a doctors surgery. There is easy access to the Orbital Road System and the city centre.

Viewing is recommended.

Tenure Freehold  
Council Tax E  
EPC TBC







Entrance Hall

Study  
8'0" x 7'8" (2.46m x 2.36m)

Dining Room  
11'4" x 10'1" (3.47m x 3.09m)

Kitchen Breakfast Room  
18'1" x 10'11" (5.53m x 3.33m)  
Doors through to Conservatory

Utility Room

Cloakroom

Conservatory  
9'10" max x 7'10" (3.02m max x 2.40m)  
Doors through to the rear Garden.

First Floor Landing

Lounge  
14'6" x 13'3" (4.43m x 4.04m)

Bedroom 4  
13'4" x 7'11" (4.08m x 2.42m)



Bedroom 5  
10'4" x 6'6".154'2" (3.16m x 2..47m)

Cloakroom

Second Floor Landing

Bedroom 1  
12'10" x 9'11" (3.93m x 3.04m)

Ensuite Shower Room

Bedroom 2  
13'5" x 10'4" min (4.09m x 3.15m min)

Bedroom 3  
10'3" x 8'3" (3.13m x 2.53m)

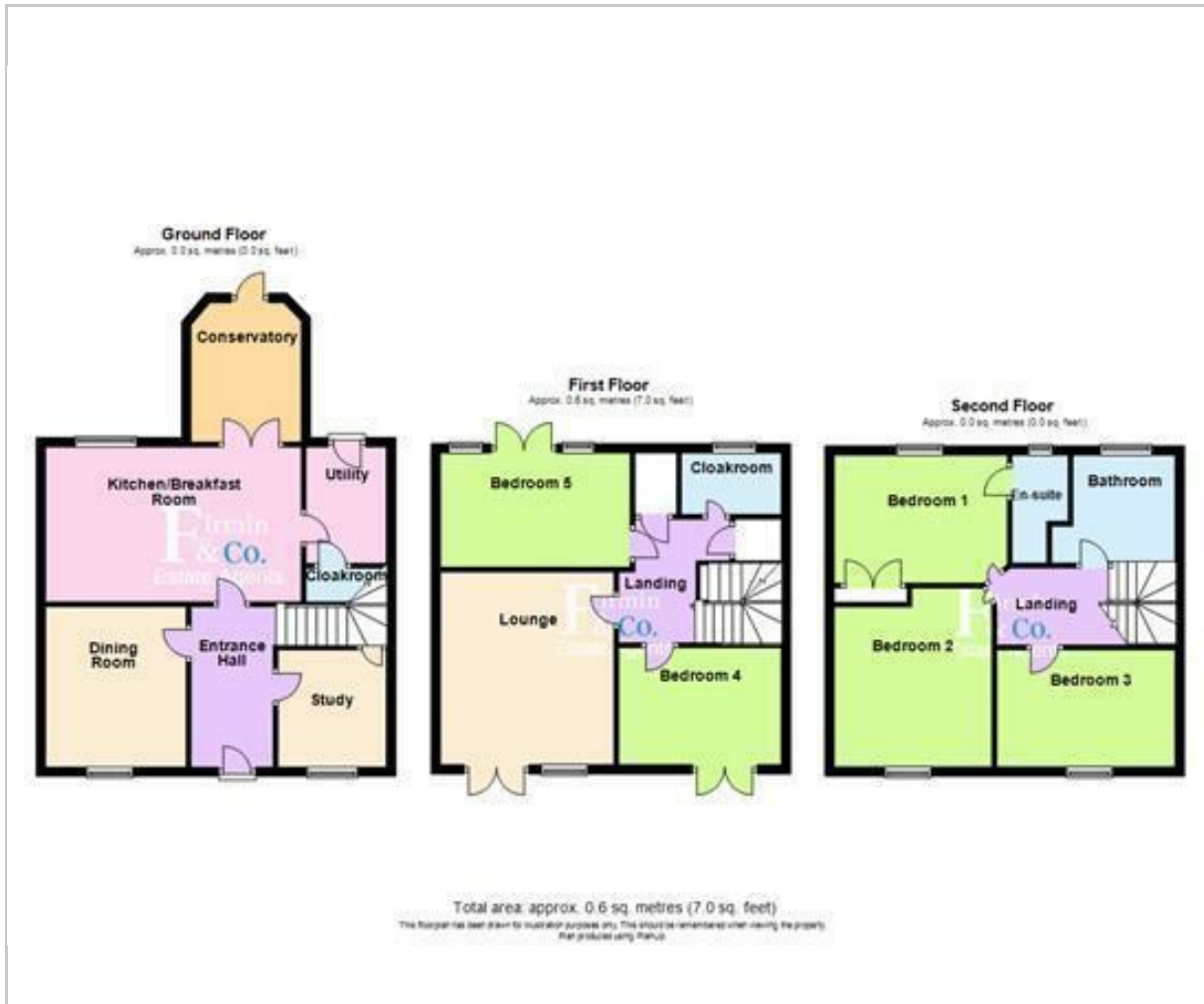
Family Bathroom

Outside

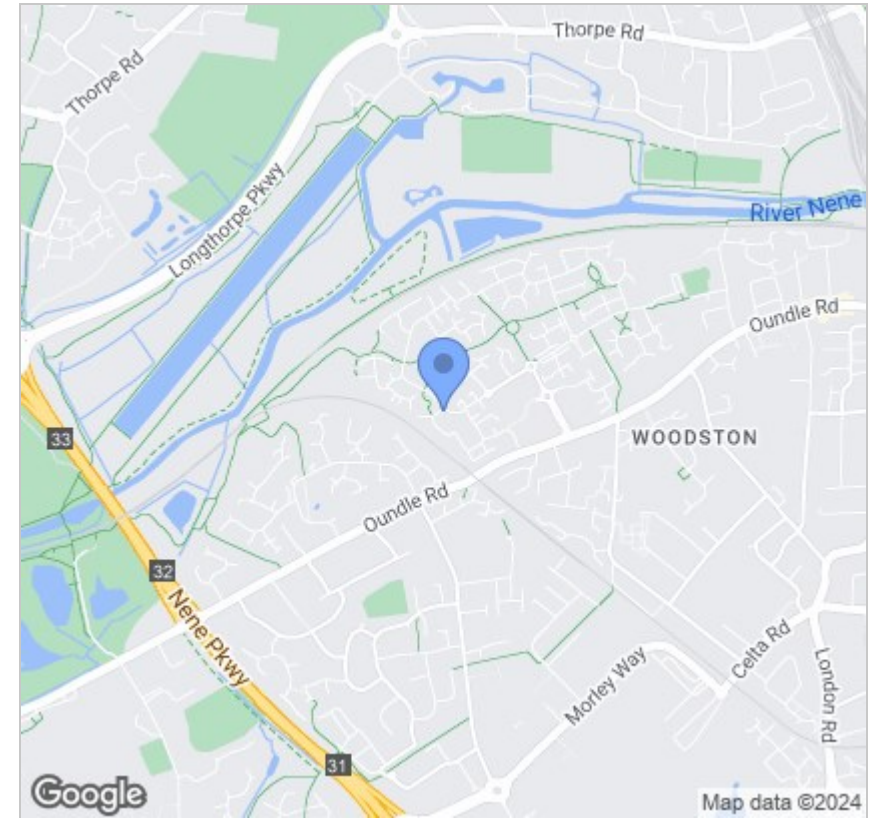
To the side of the property is a driveway leading to a single Garage. The rear garden is enclosed and laid mainly to lawn.



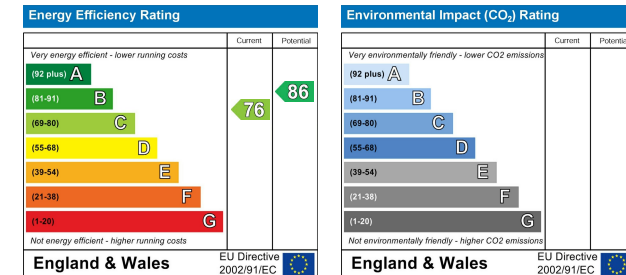
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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