



2 Toll House Road  
Orton Longueville PE2 7AG  
£300,000





## 2 Toll House Road

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Being sold with no onward chain and enjoying the sought after location of Orton Longueville this detached chalet bungalow holds great potential to become a comfortable spacious property. With easy access to the local amenities, the City Centre and Peterborough's orbital road system the property is positioned on a good size plot.

The ground floor comprises; Entrance Porch, good size Entrance Hall with a restricted spiral staircase to the first floor Landing which leads to an occasional Bedroom and loft space with further potential. There is a spacious Lounge Diner with a brick fireplace feature and a generous Kitchen Breakfast Room.

There are two double Bedrooms and a Family Bathroom.

Outside is ample off road parking and a single Garage which is ideally positioned for integrating into any extension/remodelling of the main building there are also gardens to the rear of the property.

Council Tax  
Tenure freehold  
EPC To Follow.







Entrance Porch

Entrance Hall  
15'9" max x 6'9" min (4.82m max x 2.07m min)

Lounge  
22'9" x 13'10" (6.95m x 4.22m)  
Feature fireplace

Kitchen Diner  
13'6" x 10'5" min (4.12m x 3.19m min)

Bedroom 1  
11'11" x 10'6" (3.64m x 3.22m)

Bedroom 2  
12'4" x 10'5" (3.78m x 3.18m)  
Double doors to

Sun Room  
7'7" x 7'6" (2.32m x 2.31m)  
Sliding patio doors to the rear garden.

Family Bathroom

Occasional Bedroom  
door through to

Loft Space  
Ideal for further development.

Outside  
To the front and side of the property is hardstanding parking. To the side of the property, conveniently positioned for inclusive development ( STP) is a garage. The enclosed rear garden is a good size and mainly laid to lawn.

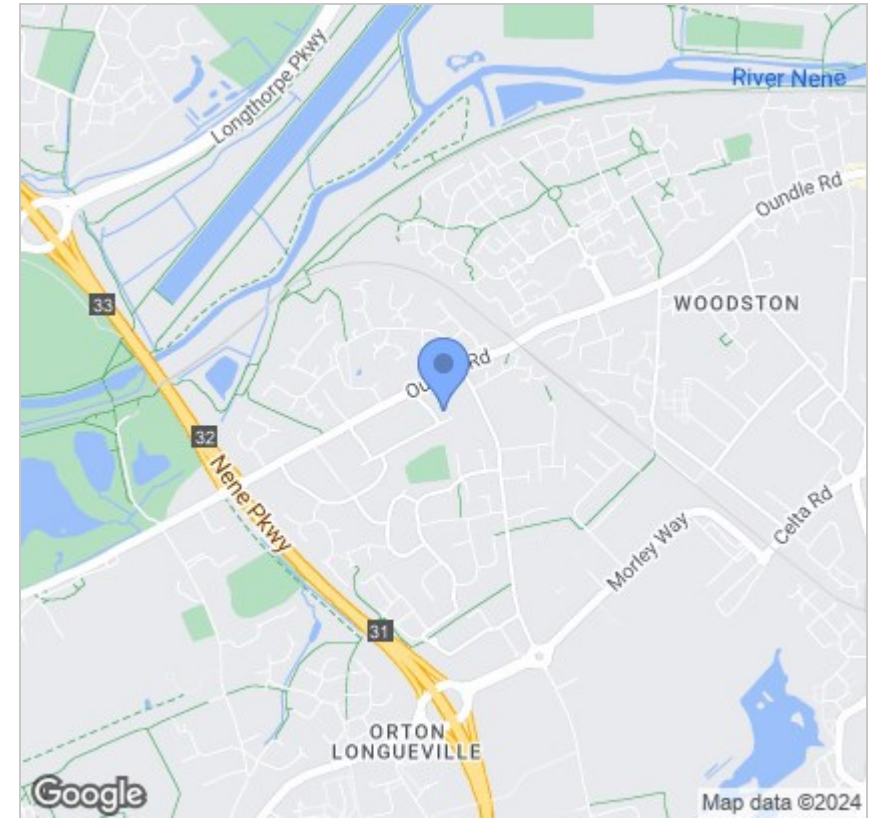




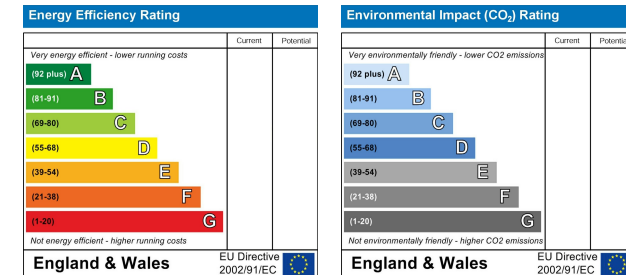
## Floor Plan



## 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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48b Church Drive, Orton Waterville  
Peterborough, PE2 5HE  
T: 01733 852257  
E: orton@firminandco.co.uk