



1 Debdale

Orton Waterville PE2 5HS

Offers in the region of £375,000



3



1



1



D

# 1 Debdale

## Orton Waterville PE2 5HS

Hidden away in the heart of Orton Waterville Village this detached Bungalow requires some updating and is being sold with no onward chain. Only a short walk away from local amenities which includes a post office, convenience stores and public transport facilities the property is positioned in a quiet and picturesque lane which leads and ends in a cul de sac.

The Bungalow sits amongst secluded, mature gardens, has gas radiator heating and PVCu double glazing along with ample off road parking and a single Garage. The accommodation comprises; Entrance Porch, Kitchen Breakfast Room, Inner Hallway, comfortable Lounge with a fireplace feature, three Bedrooms, one of which could be used as a Garden Room and a Shower Room.

Early viewing is recommended to take advantage of a rarely available opportunity to purchase in this desirable location.

The property has undergone structural rectification in the past.

Tenure Freehold  
Council Tax D  
EPC To Follow





PVCu Entrance Porch  
Door to rear Garden and personnel door to the single Garage

Kitchen Breakfast Room  
10'11" min x 9'11" (3.33m min x 3.03m )  
Storage pantry

Inner Hallway  
Doors to

Lounge  
14'2" x 13'10" (4.34m x 4.23m )  
Feature fireplace.



Bedroom 1  
13'11" x 10'11" min (4.26m x 3.33 min)

Bedroom 2  
9'10" x 8'9" (3.01m x 2.69m)

Bedroom 3/Garden Room  
10'9" x 9'7" (3.28m x 2.93m)  
Sliding Patio doors overlooking the Garden

Shower Room

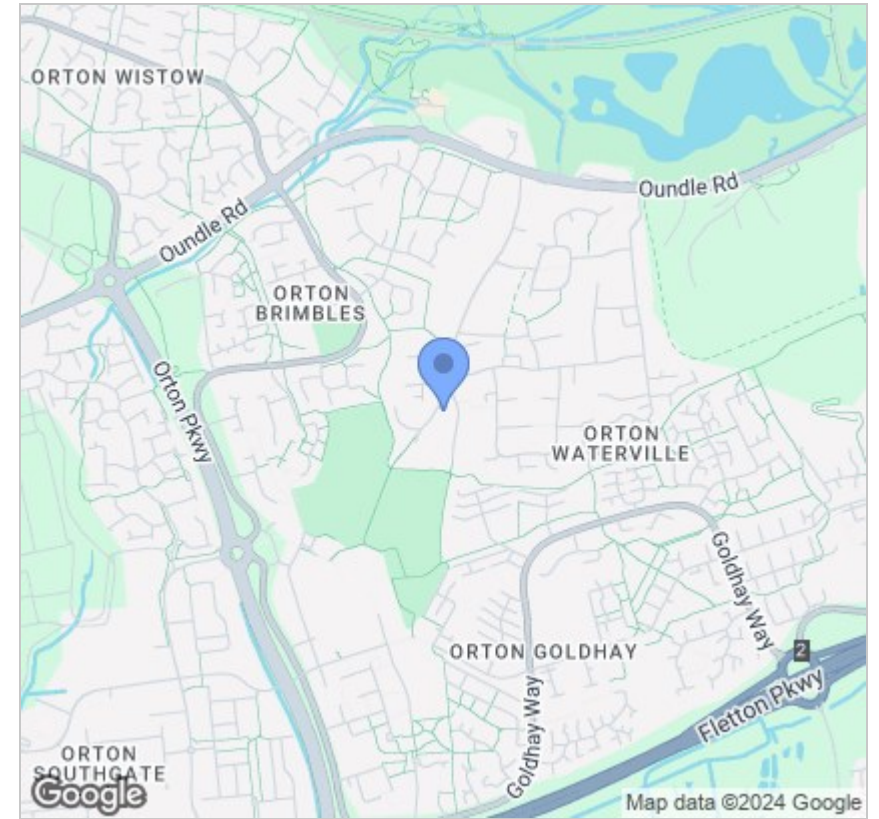
Outside  
To the front and side of the property is a block paved driveway leading to a single Garage. To the side of the property is the secluded, mature garden which is laid to lawn with numerous shrub and floral borders, there is a summer house and a pathway leading around the property for access.



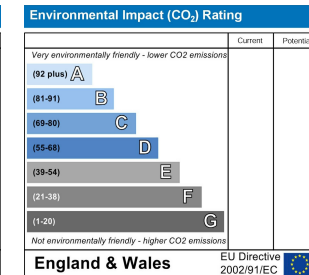
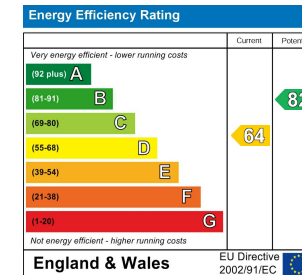
## Floor Plan



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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