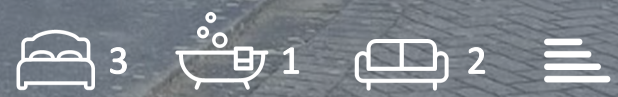




23 Church Drive

Orton Waterville PE2 5AF

Offers in the region of £315,000



23 Church Drive

Orton Waterville PE2 5AF

Brilliantly presented Semi detached family home on Church Drive, a very popular road in Orton Waterville.

This property comprises of;

Ground Floor- porch, entrance hall, cloakroom, lounge leading through to the dining room, conservatory with double doors to the garden, re-fitted kitchen with understairs cupboard and side door to the carport.

First Floor- landing, Three good-sized bedrooms and a family bathroom. Bedroom one benefitting from built in wardrobes.

Outside- to the front, mainly laid to lawn with a driveway to the side, gates to the carport. To the rear, an enclosed garden mainly laid to lawn and patio, personal door to the single garage.

This property is within walking distance to the local amenities, local schools, primary and secondary, very close to Ferry Meadows Country Park and major transport links.

This property has to be viewed to be appreciated.

Tenure: Freehold
Council Tax Band: C



Ground Floor

Porch

Entrance Hall

Lounge

13'8" max x 13'0" max (4.19m max x 3.97m max)

Dining Room

11'0" max x 10'10" max (3.36m max x 3.32m max)

Conservatory

10'6" x 7'11" (3.21m x 2.42m)

Kitchen

10'9" max x 9'4" max (3.29m max x 2.87m max)

Cloakroom

First Floor

Landing

Bedroom One

14'5" max x 13'1" max (4.40m max x 4.0m max)

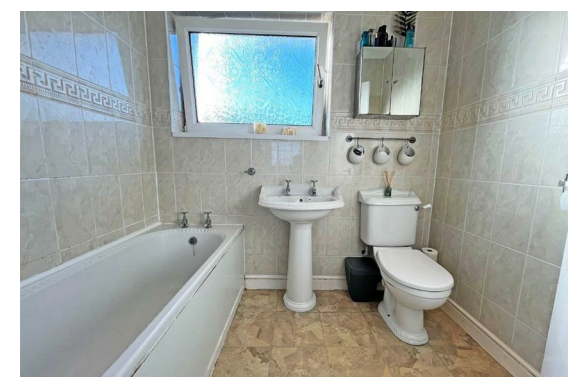
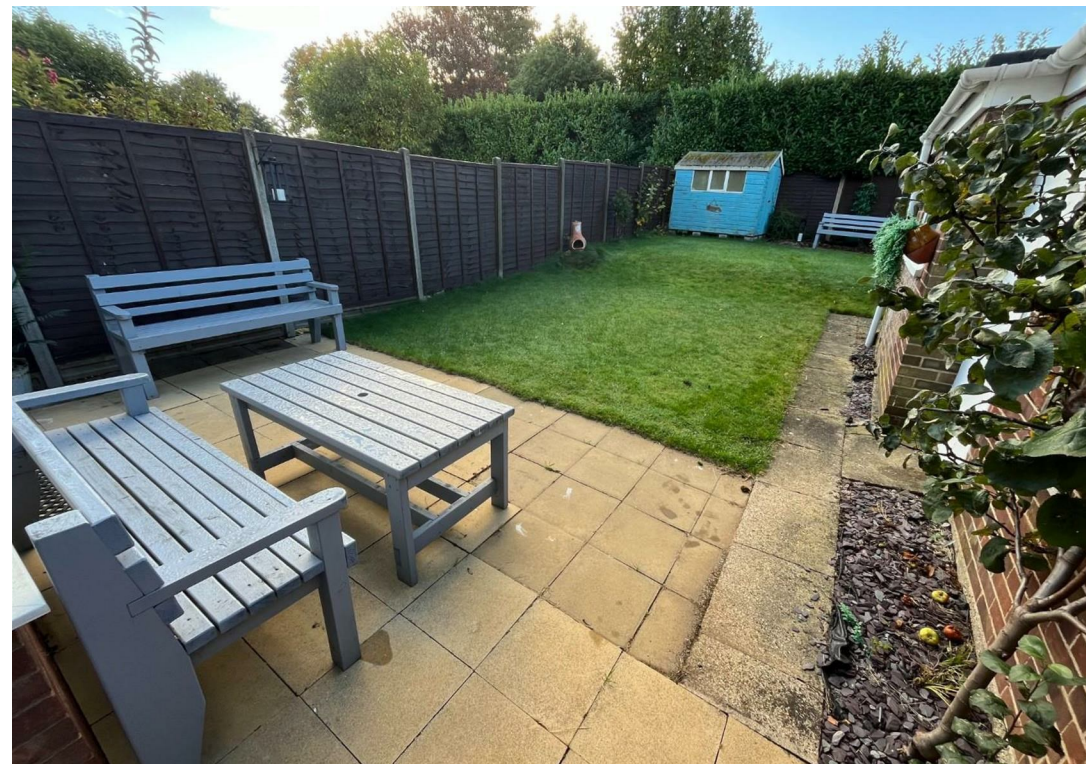
Bedroom Two

13'2" max x 10'11" max (4.03m max x 3.33m max)

Bedroom Three

9'3" x 7'11" (2.84m x 2.42m)

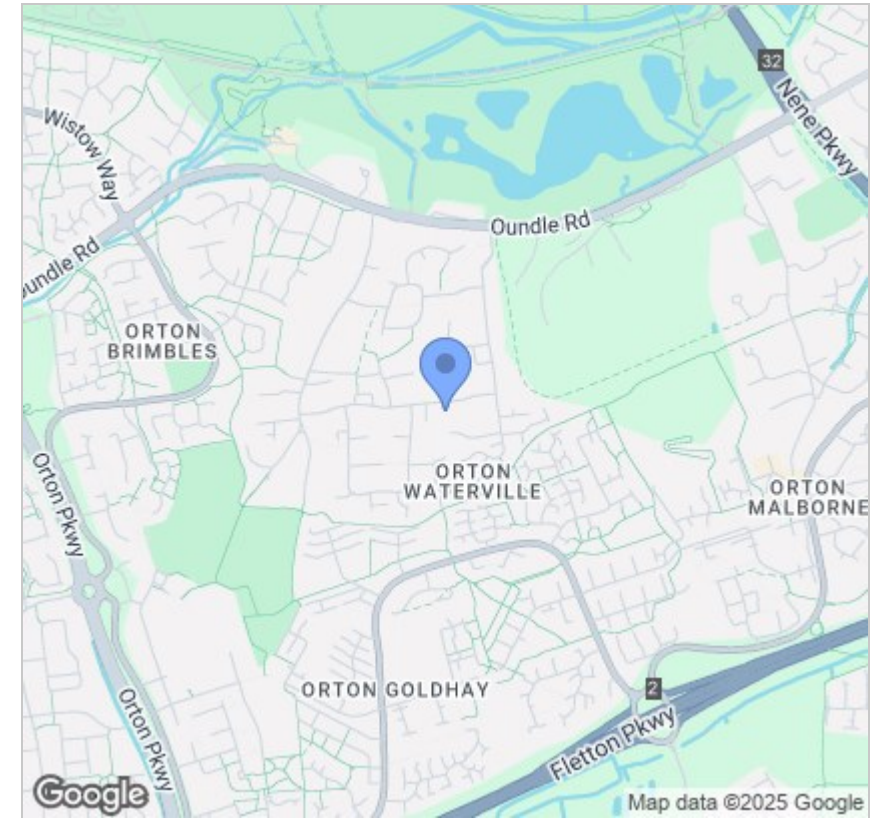
Family Bathroom



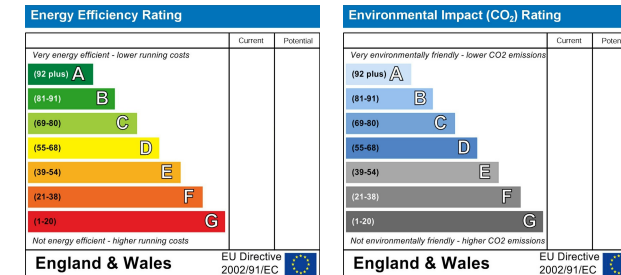
Floor Plan



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.



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