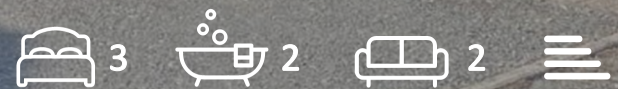




10 The Gannocks

Orton Waterville PE2 5DZ

Offers in the region of £350,000



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Orton Waterville PE2 5DZ

Brilliantly presented link detached house on The Gannocks, a very popular part of Orton Waterville.

This property comprises of;

Ground Floor- entrance porch with double cupboard, entrance hall with understairs cupboard, lounge/dining room with bow window and double doors to the sun room, sun room with sliding door and side door to the garden, door to the workshop, garage accessed via the workshop and roller shutter door. Kitchen with access to the garden and understairs cupboard.

First Floor- landing with airing cupboard, three bedrooms, built in furniture and an en suite to bedroom one, family bathroom.

Outside- to the front of the property, driveway and garage, side access, low maintenance frontage laid to gravel. To the rear of the property, an enclosed garden laid to mainly patio and gravel with well stocked established borders.

This property is within easy reach of all Orton has to offer, Ferry Meadows Country Park and major transport links.

Tenure: Freehold
Council Tax Band: D





Ground Floor

Entrance Porch

Entrance Hall

Lounge/Dining Room

24'5" max x 12'7" max (7.46m max x 3.86m max)

Sun Room

11'9" x 8'7" (3.59m x 2.64m)

Kitchen

14'5" max x 7'7" max (4.40m max x 2.33m max)

Workshop

14'5" x 8'10" (4.40m x 2.71m)

Garage

18'0" x 8'10" (5.50m x 2.71m)

W/C



First Floor

Landing

Bedroom One

12'4" max x 11'4" max (3.78m max x 3.47m max)

En Suite

Bedroom Two

11'8" x 10'9" (3.57m x 3.28m)

Bedroom Three

9'9" max x 8'8" max (2.99m max x 2.65m max)

Family Bathroom



Floor Plan



Viewing

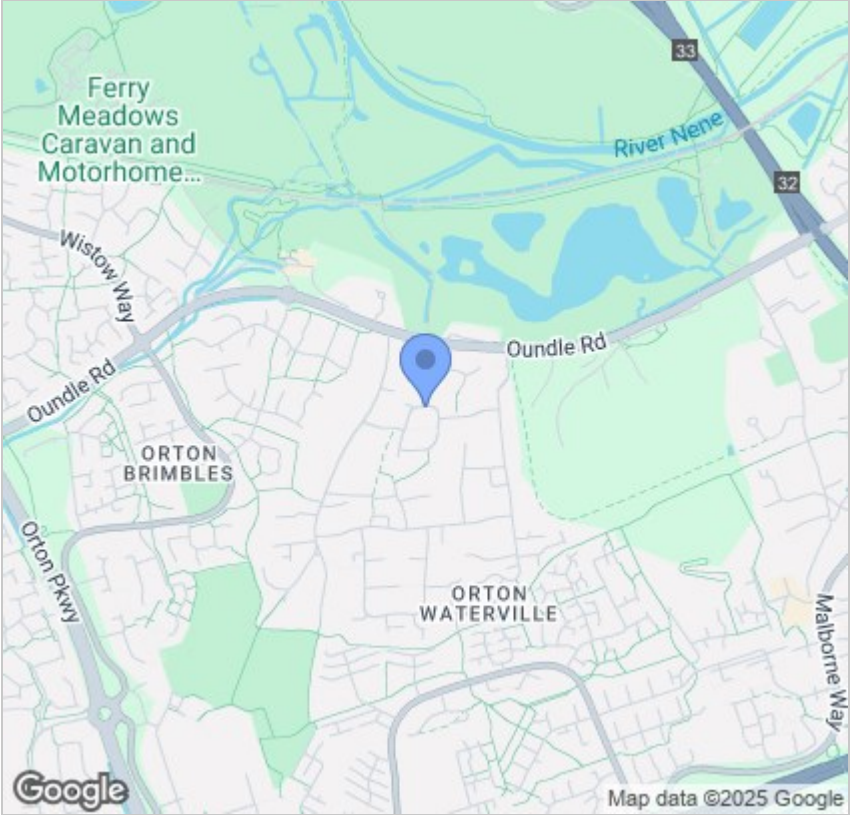
Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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Area Map



Energy Efficiency Graph

