



1 Nansicles Road

Orton Longueville PE2 7AS

Offers in the region of £275,000

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A neat and tidy semi-detached house located in a popular residential area.

This property comprises of;

Ground Floor- entrance hall, lounge/diner with patio doors to the garden, kitchen, study and downstairs cloakroom.

First Floor- landing, three bedrooms, built in cupboards and a wet room.

Outside- driveway to the front providing off-road parking. To the rear, an enclosed low maintenance good size garden.

Offered with vacant possession and no forward chain.

This property is within walking distance of the local amenities & close to major transport links.

Tenure: Freehold
Council Tax Band: C





Entrance Hall
14'4" max x 6'1" max (4.39m max x 1.86m max)

Kitchen
17'1" max x 8'11" max (5.23m max x 2.74m max)

Lounge/Diner
20'8" max x 12'2" max (6.30m max x 3.71m max)



Study
10'8" x 7'4" (3.26m x 2.25m)

Downstairs Cloakroom
7'3" x 3'8" (2.21m x 1.13m)

Landing

Bedroom One
11'10" min x 11'2" (3.62m min x 3.41m)

Bedroom Two
11'1" x 7'10" min (3.40m x 2.39m min)

Bedroom Three
11'8" x 6'2" (3.56m x 1.90m)

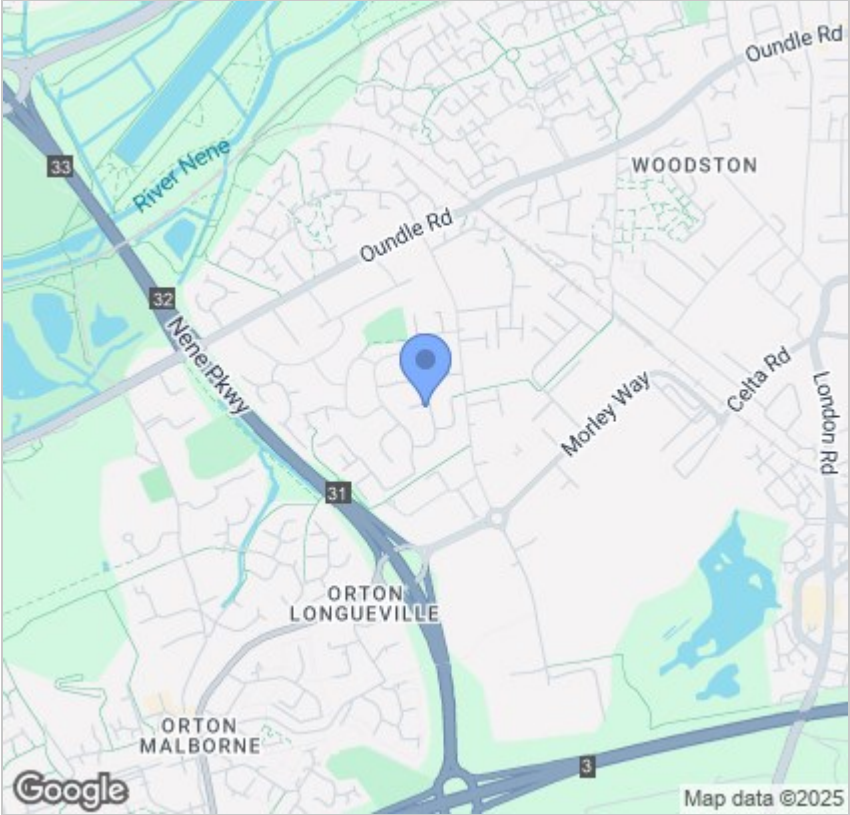
Wet Room
6'6" x 5'7" (2.00m x 1.71m)



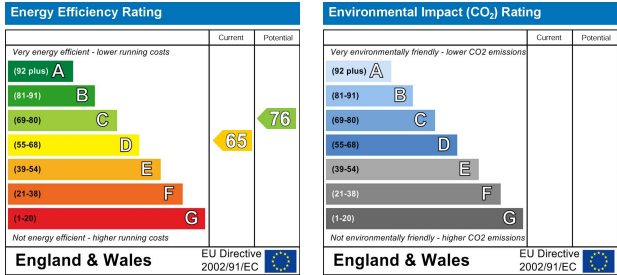
Floor Plan



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



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