



1 Huntly Square

Orton Waterville PE2 5EW

Offers in the region of £200,000



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Brilliantly presented and tastefully modernised cottage in Huntly Square, a popular part of Orton Waterville.

This property comprises of:

Ground Floor- entrance into the re-fitted kitchen with feather window to the living room and window to the front, living room with feature fireplace with log burner, impressive original staircase.

First Floor- landing with exposed stone work, double bedroom with fitted storage and fire place, re-fitted three piece bathroom.

Outside- allocated parking opposite the property, frontage laid to patio.

This property also benefits from a boiler that is under two years old & injection damp proofing.

This property is within easy reach of local amenities, Ferry Meadows Country Park and major transport links. This property benefits from being offered with No Forwarding Chain.

Tenure: Freehold

Council Tax Band: B





Ground Floor

Kitchen

8'11" max x 7'2" max (2.73m max x 2.20m max)

Living Room

14'9" max x 14'0" max (4.50m max x 4.27m max)

First Floor

Landing

Bedroom

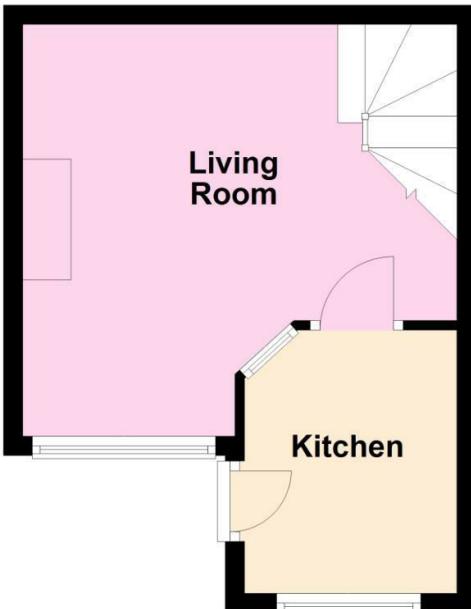
14'1" x 8'1" (4.31m x 2.47m)
Width 2.93m into the storage unit.

Bathroom

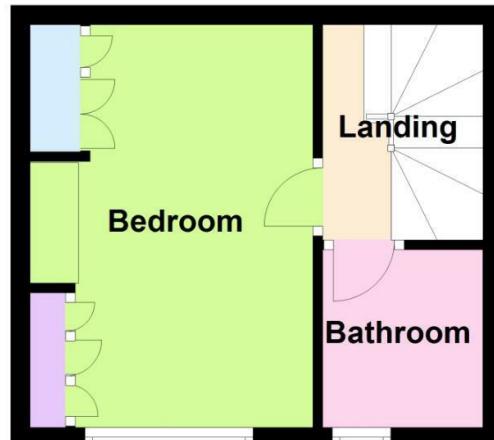


Floor Plan

Ground Floor

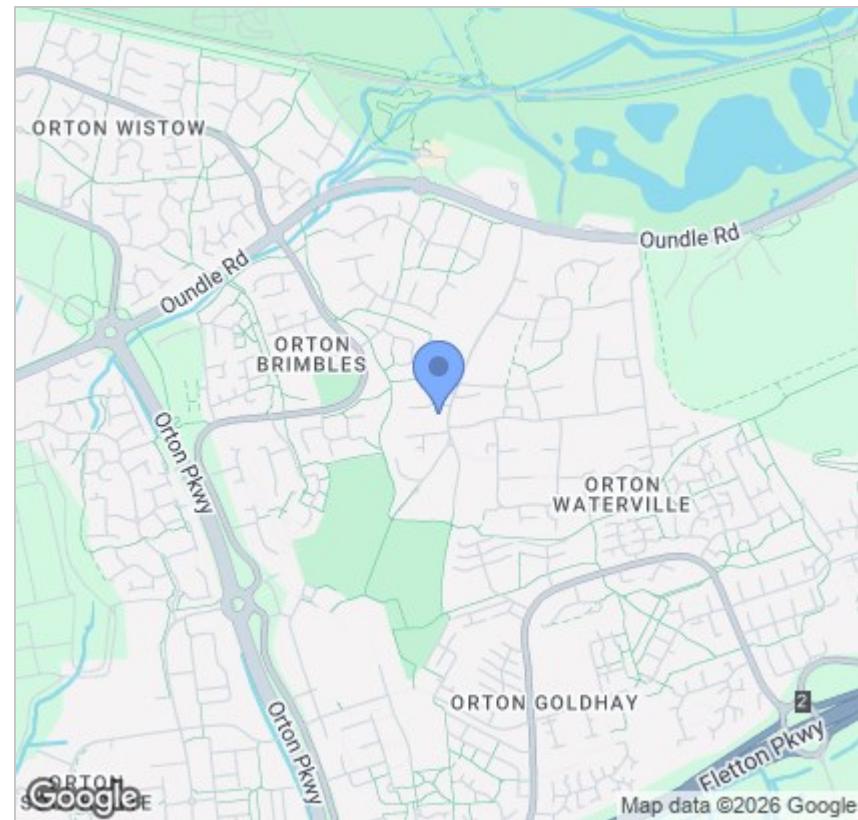


First Floor



This floorplan has been drawn for illustration purposes only. This should be remembered when viewing the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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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