



66 Orton Close, Water Orton, B46 1SY

£180,000

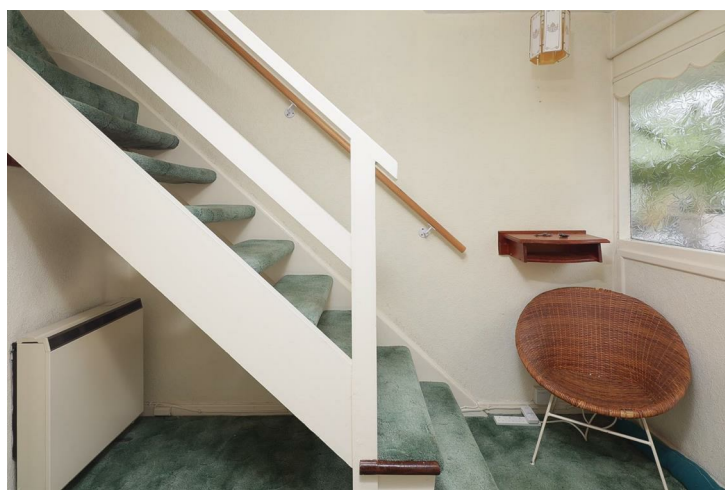
Mid terrace property in the popular location of Water Orton. In brief the property comprises for Entrance hallway, two reception rooms, kitchen, two bedrooms, bathroom, front and rear garden, allocated parking space and garage en-bloc. The property also benefits from double glazing, electric heating (both where specified) and NO CHAIN.

Approach

Gravelled frontage with mature shrubs to borders.



Entrance Hallway



Lounge

13'11" x 14'07" (4.24m x 4.45m)

Sliding patio doors leading to further reception rooms, storage heater, under stairs storage cupboard and two ceiling light points.

Reception Room Two

13'09" x 8'07" (4.19m x 2.62m)

Double glazed windows and sliding doors to rear.



Kitchen

8'10" x 8" (2.69m x 2.44m)

Double glazed window to front, having a range of wall, base and drawer units, space for white goods, cooker point, sink with mixer tap over and ceiling light point.



Landing

Storage cupboard, electric heater, ceiling light point and access to loft void.

Bedroom One

11'09" x 11'07" (3.58m x 3.53m)

Double glazed window to rear, built in storage, ceiling light point and electric heater.



Bedroom Two

7'10" x 8'6" (2.39m x 2.59m)

Double glazed window to fore, electric heater and ceiling light point.



Bathroom

Double glazed window to fore, bath, low level wc, wash hand basin and ceiling light point.



Garden

Low maintenance and enclosed to boundaries.



Garage En-Bloc

In need of repair.

Further Information

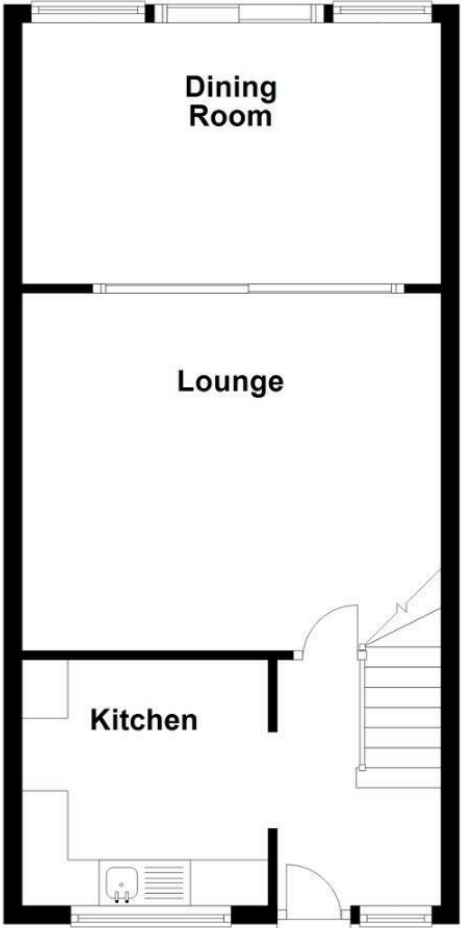
We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

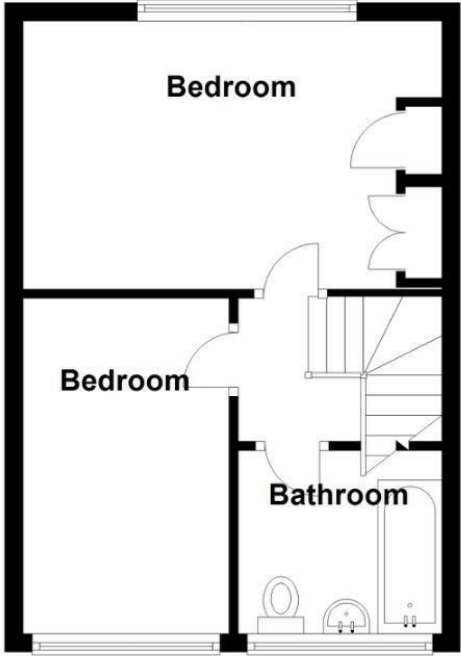
Council Tax Band: B

EPC Rating: TBC

Ground Floor



First Floor



Total area: approx. 74.9 sq. metres (806.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		48	82
(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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO2 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 CO2 emissions			
England & Wales		EU Directive 2002/91/EC	
			

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