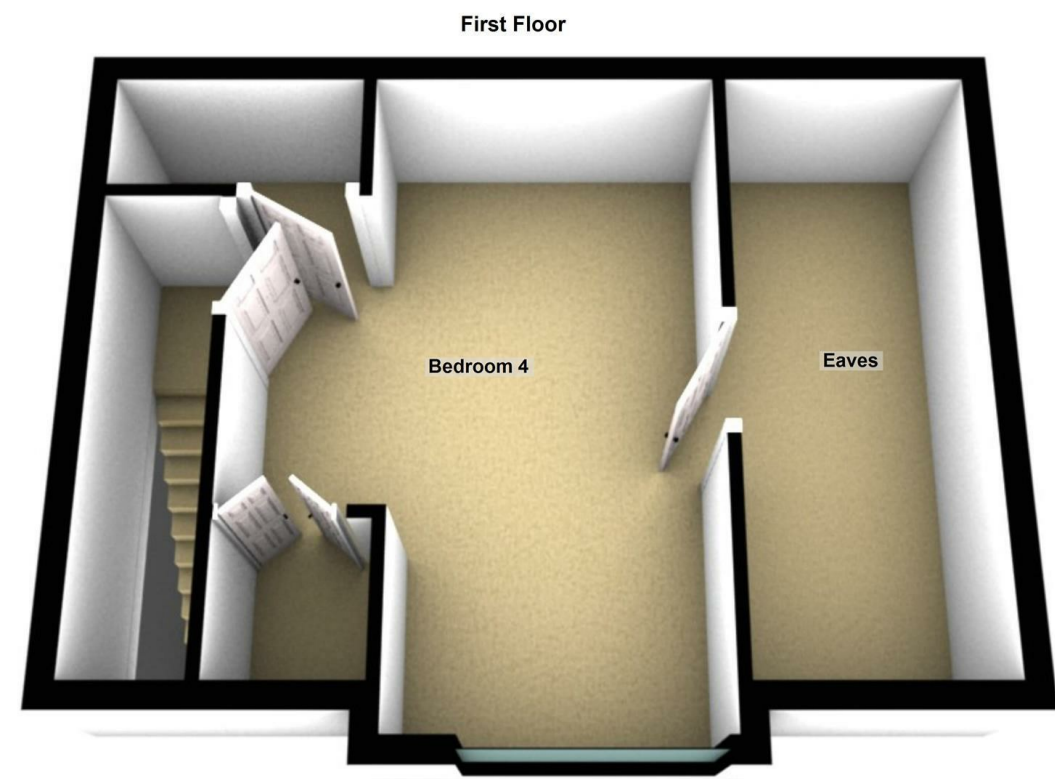
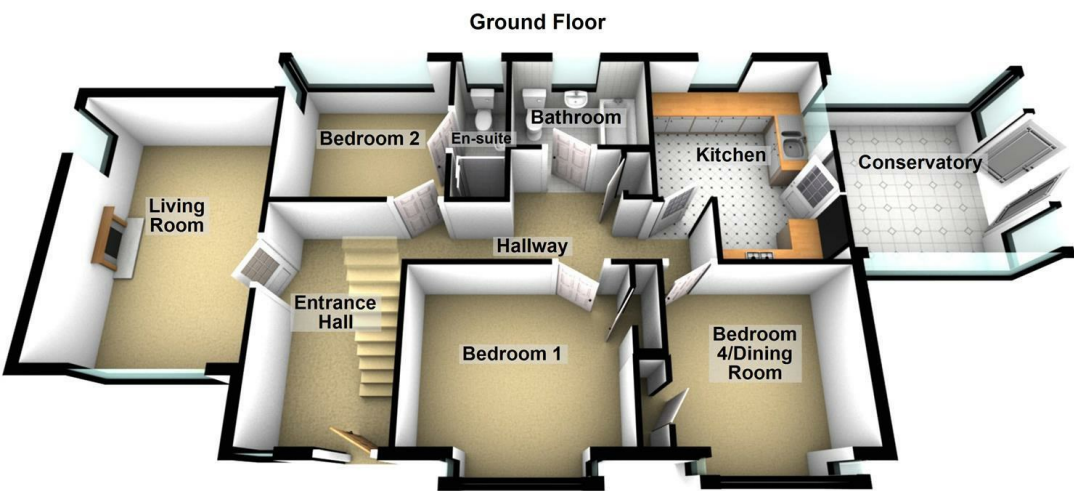




- ENTRANCE HALL
- LIVING ROOM
- HALLWAY
- BEDROOM 1
- BEDROOM 2
- SHOWER ROOM ENSUITE
- BATHROOM
- BEDROOM 3/DINING ROOM
- KITCHEN
- CONSERVATORY
- FIRST FLOOR
- BEDROOM 4
- SINGLE GARAGE

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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

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Wh
WOODCOCK HOLMES



Toll House Road
Orton Longueville, Peterborough, PE2 7AG
£385,000



Toll House Road

Orton Longueville, Peterborough

PE2 7AG

A spacious and versatile four-bedroom chalet bungalow set on a generous corner plot in sought-after Orton Longueville. Featuring a bright living room, kitchen with conservatory, three ground floor double bedrooms (one en-suite) and a further large upstairs bedroom with storage and conversion potential.

• SPACIOUS FOUR BEDROOM DETACHED CHALET BUNGALOW

• WALKING DISTANCE TO FERRY MEADOWS, EASY ACCESS TO PETERBOROUGH CENTRE

• DETACHED SNGL GARAGE AND DRIVEWAY

• CONSERVATORY WITH VIEWS OF YOUR PRIVATE GARDEN

• ENSUITE SHOWER ROOM TO THE SECOND BEDROOM

• WRAP AROUND GARDEN OFFERING SPACE AND PRIVACY

• SITUATED IN A HIGHLY DESIRABLE AREA

• VERSATILE LIVING SPACE AND ROOM SIZES

• UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING THROUGHOUT

• A MUST VIEW - CALL OUR OFFICE FOR MORE DETAILS

Viewings: By appointment

£385,000

ENTRANCE HALL

13" x 8'11"

Wooden door to front, uPVC double glazed window to side, wooden flooring, stairs to first floor, radiator, access through to hallway, airing cupboard.

LIVING ROOM

15'7" x 12'4"

UPVC double glazed window to front, x2 uPVC double glazed windows to side, fitted carpet, radiator, fireplace.

BEDROOM 1

9'8" x 12'3"

UPVC double glazed box bay window to front, fitted carpet, radiator, built in storage.

BEDROOM 2

9" x 10"

UPVC double glazed window to rear, fitted carpet, radiator, door to ensuite:

SHOWER ROOM ESNUITE

2'10" x 9"

Obscure uPVC double glazed window to rear, fitted three piece suite with WC, wash hand basin, shower, splashback tiles, radiator.

BATHROOM

5'9" x 9'7"

Obscure uPVC double glazed window to rear, three piece suite with WC, wash hand basin, bath, half tiled splashback walls, radiator.

BEDROOM 3/DINING ROOM

10'5" x 9'8"

UPVC double glazed box bay window to front, fitted carpet, radiator, built in storage.

KITCHEN

12'7" x 10'2"

UPVC double glazed window to rear, x 2 to side, single door to side leading to the conservatory. Fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles, fitted sink drainer, fitted oven and hob, space for appliances.

CONSERVATORY

10'11" x 11'3"

UPVC construction, brick based, radiator, windows to front and rear, French doors to side leading to the garden.

FIRST FLOOR

Fitted carpet on stairs leading to a door with access into bedroom 4.

BEDROOM 4

14'10" x 11'10" max

UPVC double glazed window to front, fitted carpet, radiator, built in storage space x2, access into attic/eaves space.

OUTSIDE

Externally, the property enjoys a private, enclosed rear garden framed by a brick wall, with gated side access leading to a detached garage with electric door and driveway. The wrap-around gardens provide attractive outdoor space, laid with a variety of mature shrubs and flowers, mainly laid to lawn with both side gardens, both connected via gated access, decking area to the private side garden off the conservatory.

GARAGE

16'2" x 9'3"

Brick built single garage with electric door to front, power and lighting connected, side door leading to the garden.

TENURE

Freehold.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.

All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

SERVICES

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	70	84	
(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			
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