



1 Gannocks Close

Orton Waterville PE2 5HD

Offers in the region of £399,000

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Brilliantly presented & refurbished detached bungalow. Located in a small cul-de-sac in a sort after residential area of Orton Waterville.

This property comprises of:

Entrance hall, lounge, re-fitted kitchen with the conservatory off, three bedrooms- two good sized doubles and good sized single. Re-fitted family bathroom.

Outside- to the front of the property, small lawn area with established trees, gravel parking and driveway to the side providing off-road parking leading to detached single garage and storage area.

The rear garden is mainly laid to lawn with a patio area. A variety of mature shrubs, trees and bushes. The property also backs onto an area of green space.

This property is within walking distance of the local amenities Orton Waterville has to offer, Ferry Meadows Country Park and also close to major transport links.

This property has to be viewed to be appreciated and can be offered with No Forwarding Chain.

Tenure: Freehold

Council Tax Band: C





Entrance Hall

Lounge

15'4" x 12'8" (4.68m x 3.88m)

Kitchen

10'11" x 8'8" (3.34m x 2.66m)

Conservatory

8'9" x 7'10" (2.69m x 2.41m)

Bedroom One

12'0" x 10'0" (3.66m x 3.07m)

Bedroom Two

13'5" x 10'4" (4.11m x 3.17m)

Bedroom Three

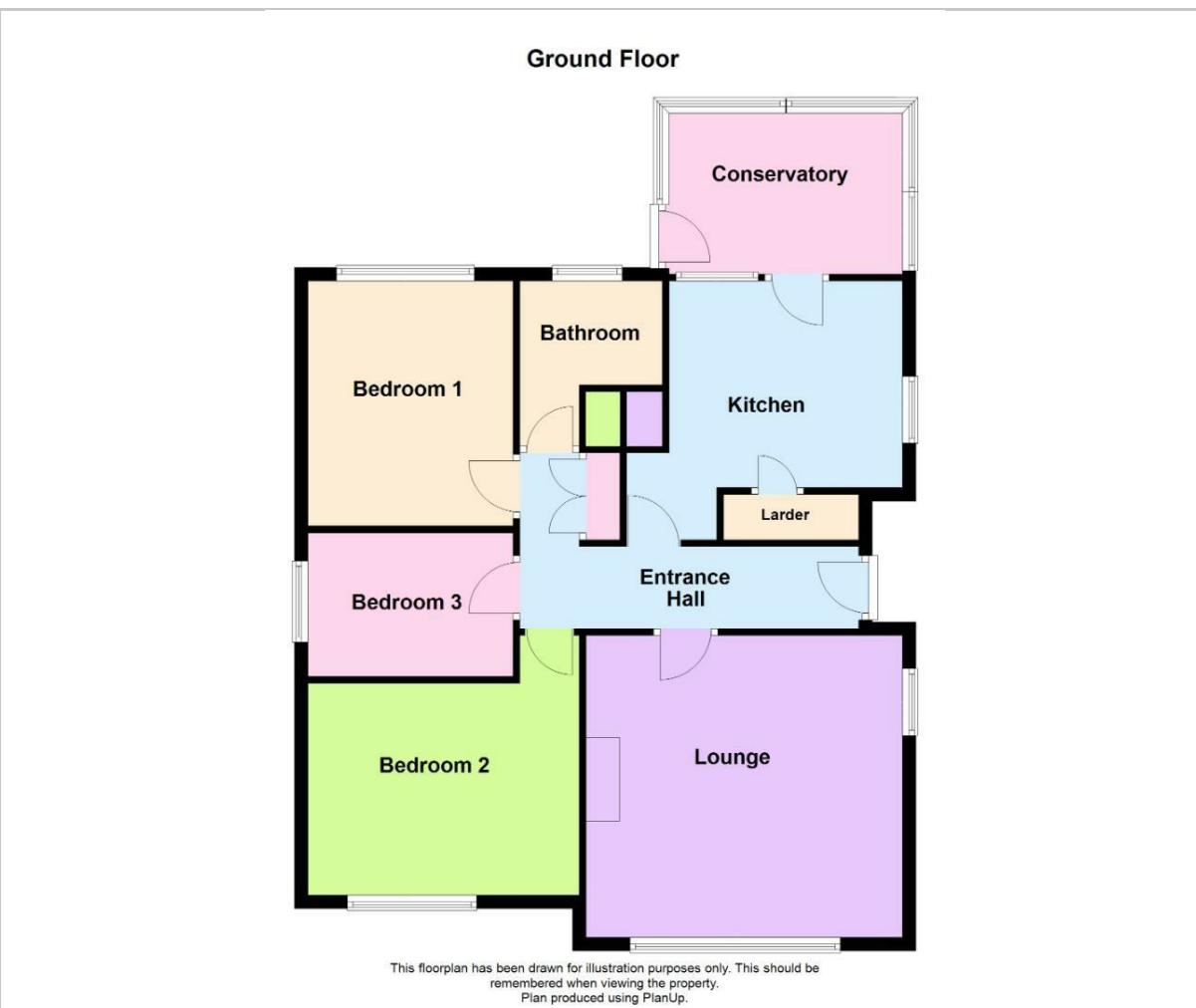
10'1" x 7'0" (3.08m x 2.15m)

Family Bathroom

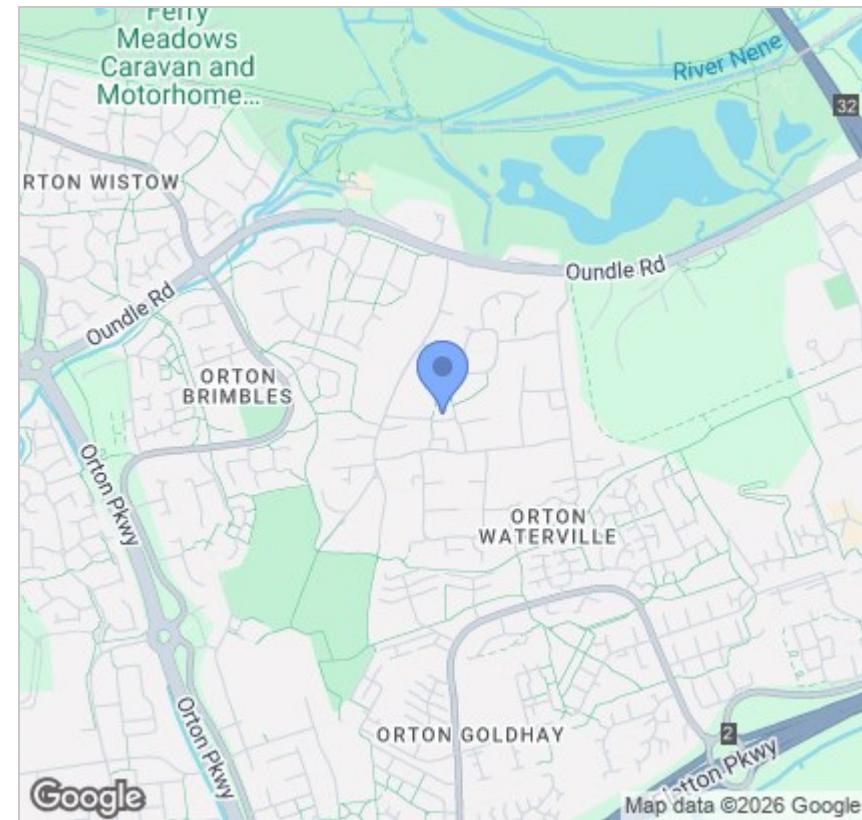
6'11" x 5'5" (2.13m x 1.67m)



Floor Plan



Area Map



Viewing

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

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			

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			

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