



8 Church Drive

Orton Waterville PE2 5EX

Offers in the region of £350,000



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Brilliantly presented detached bungalow on Church Drive, a very popular road in Orton Waterville.

This property comprises of:

Entrance hall with airing cupboard and store cupboard, lounge with bow window to the front, kitchen with pantry, arch through to the sun room, double doors to the garden.

Three bedrooms, bedroom one benefitting from built in wardrobes, family bathroom.

Outside- block paved driveway for several vehicles leading to the garage, gravel frontage. To the rear, a great sized garden mainly laid to lawn with patio area, beds stocked with an array of established plants and trees.

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: C





Entrance Hall

Lounge

15'3" x 12'7" (4.65m x 3.86m)

Kitchen

13'0" max x 8'6" max (3.98m max x 2.60m max)

Sun Room

15'0" x 8'2" (4.58m x 2.49m)

Bedroom One

13'5" max x 12'2" max (4.09m max x 3.73m max)

Bedroom Two

11'11" x 10'0" (3.64m x 3.06m)

Bedroom Three

10'0" x 7'0" (3.06m x 2.15m)

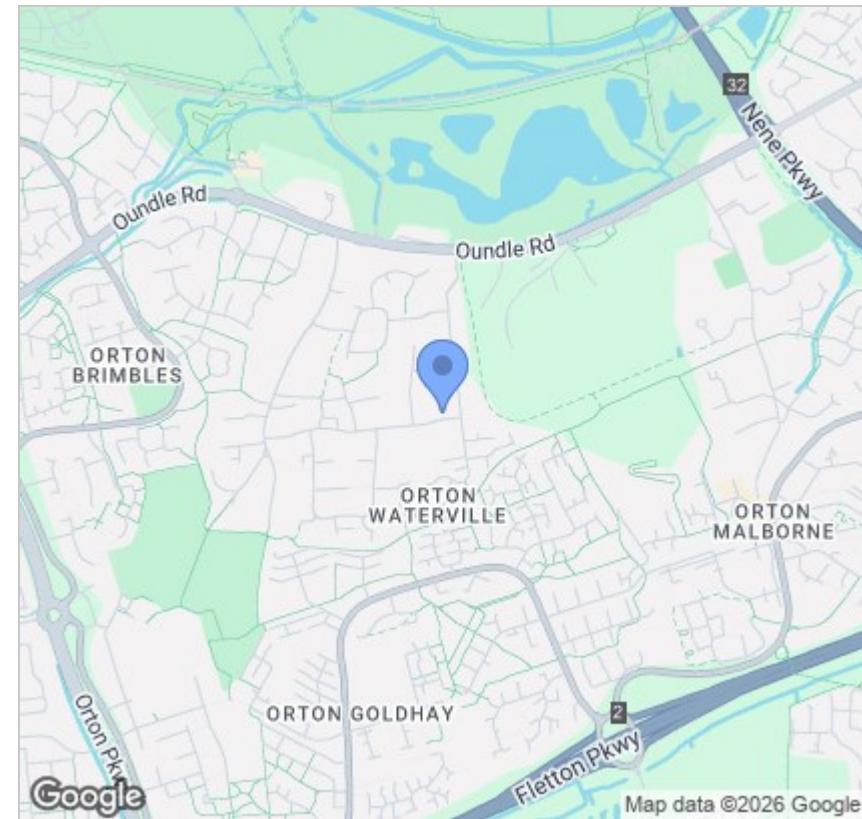
Family Bathroom



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating

Rating	Score Range	Description	Current	Potential
A	(92 plus)	Very energy efficient - lower running costs		
B	(81-91)			
C	(69-80)			
D	(55-68)			
E	(39-54)			
F	(21-38)			
G	(1-20)	Not energy efficient - higher running costs		

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		
(21-36)	F		
(1-26)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

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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