



12 Talbot Avenue

Orton Longueville PE2 7AT

Offers in the region of £250,000

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Nicely presented semi detached bungalow with loft conversion on Talbot Avenue, a popular part of Orton Longueville.

This property comprises of;

Ground Floor- entrance porch, lounge with stairs to the loft conversion, re-fitted kitchen/diner with door to the side, two bedrooms, bedroom two with double doors to the garden, re-fitted family bathroom.

First Floor- bedroom one with snug/storage area, window to the side, two velux style windows, re-fitted en suite cloakroom.

Outside- to the front of the property, block paved with raised flower bed, side access. To the rear of the property, low maintenance garden laid to gravel and patio. Good sized garden room that can be used for a multitude of uses.

This property is within easy reach of all Orton has to offer and benefits from No Forwarding Chain.

Tenure: Freehold
Council Tax Band: B



Ground Floor

Porch

Lounge

10'7" max x 13'5" max (3.25m max x 4.10m max)

Kitchen/Diner

18'0" max x 8'11" max (5.51m max x 2.72m max)

Bedroom Two

15'5" max x 9'2" max (4.70m max x 2.80m max)

Bedroom Three

10'5" x 6'3" (3.18m x 1.93m)

Family Bathroom

First Floor

Bedroom One

15'0" max x 11'10" max (4.58m max x 3.63m max)

Restricted Head Room

Snug/Storage

8'11" x 7'2" (2.74m x 2.20m)

Restricted Head Room

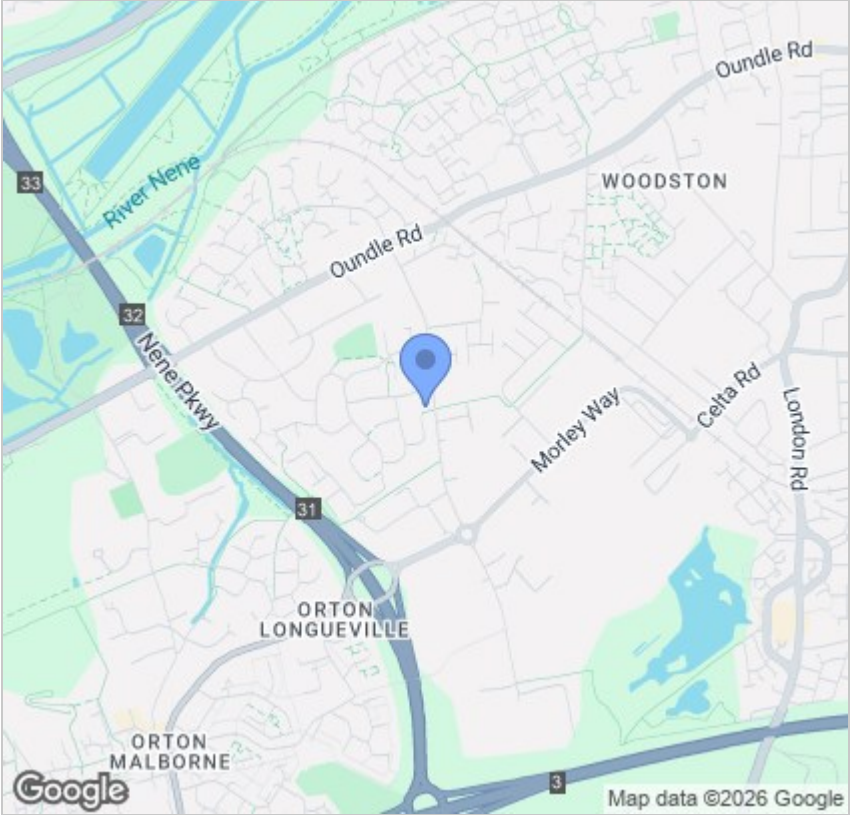
En Suite Cloakroom



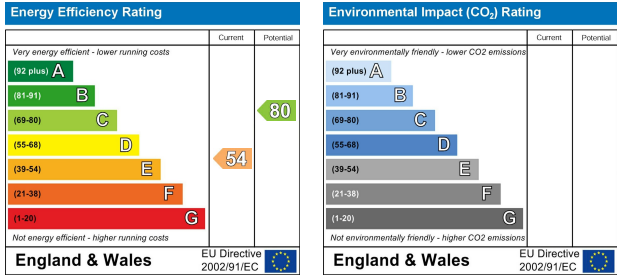
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

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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