Firmin & Co.
Estate Agents



9 The Crescent

Orton Longueville PE2 7DT

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Enjoying a cul-de-sac location within the village of Orton Longueville and within easy reach of Ferry Meadows country park and golf course, is this this well proportioned established semi detached family home which offers, no onward chain.

Benefiting from two reception rooms, decent size conservatory, re-fitted kitchen with door leading to a rear porch with access to a utility room and separate cloakroom. Venturing upstairs, you'll find three good size bedrooms and a three piece family bathroom. Outside offers, lawned front garden with off road parking to the side with gated access leading to a single garage. An enclosed rear garden being predominantly laid to lawn.

Tenure: Freehold
Council Tax Band: B





















Entrance Hall:

Lounge:
10'11" x 15'0" max (3.34m x 4.58m max)

Dining Room:
10'5" x 10'11" (3.20m x 3.34m)

Conservatory:
9'6" x 12'7" (2.91m x 3.86m)

Kitchen:
6'6" x 11'3" (2.00m x 3.45m)

Rear Porch:

Utility Room:
6'1" x 7'7" (1.86m x 2.32m)

First Floor & Landing:

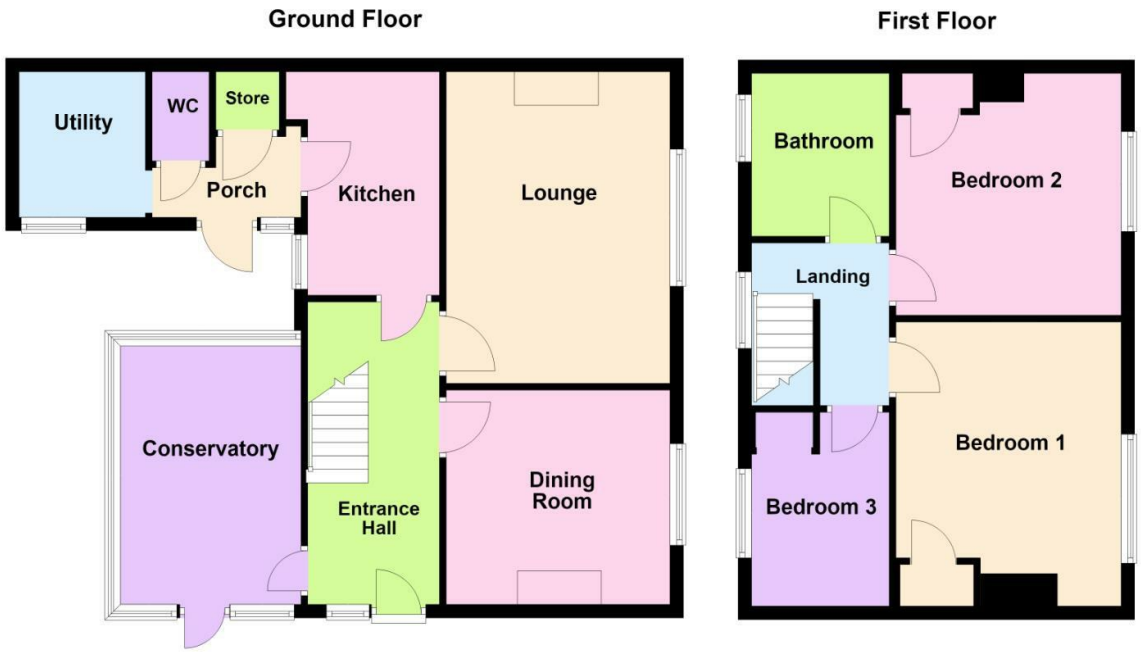
Bedroom 1:
11'0" x 11'11" plus recess (3.37m x 3.65m plus recess)

Bedroom 2:
11'0" x 11'7" max (3.37m x 3.55m max)

Bedroom 3:
6'6" x 10'6" max (2.00m x 3.22m max)

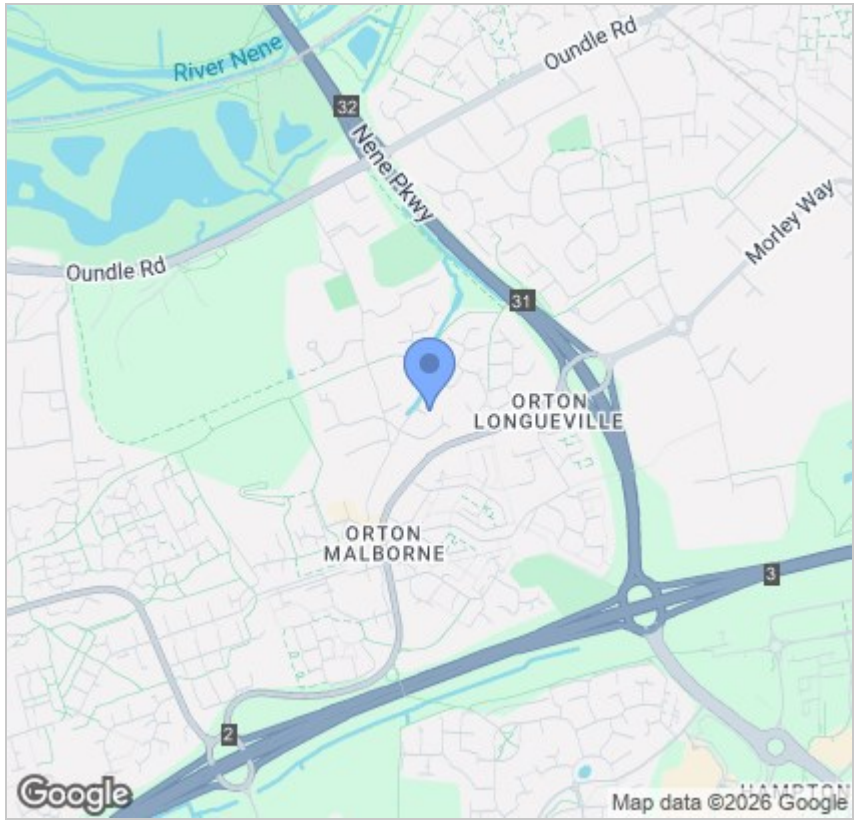
Family Bathroom:

Floor Plan

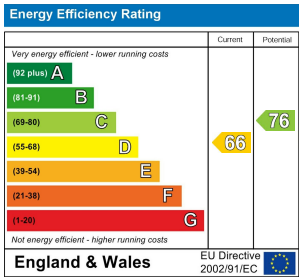


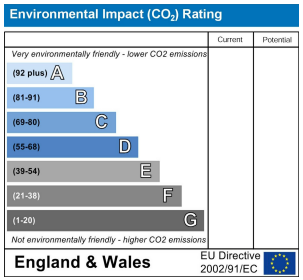
This floorplan has been drawn for illustration purposes only. This should be remembered when viewing the property.
Plan produced using PlanUp.

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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