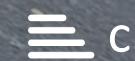




1 Oakleigh Drive

Orton Longueville PE2 7BG

Offers in the region of £269,000



1 Oakleigh Drive

Orton Longueville PE2 7BG

Brilliantly presented semi detached house on Oakleigh Drive, a very popular part of Orton Longueville.

This property comprises of:

Ground Floor- entrance hall with understairs cupboard, re-fitted kitchen with door to the side, lounge/dining room leading through to the conservatory with double doors to the garden.

First Floor- landing with airing cupboard, three bedrooms, bedrooms one and two benefit from built in storage, bedroom three having access to the eaves storage.

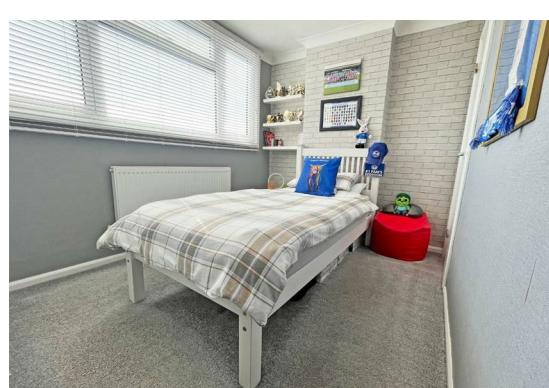
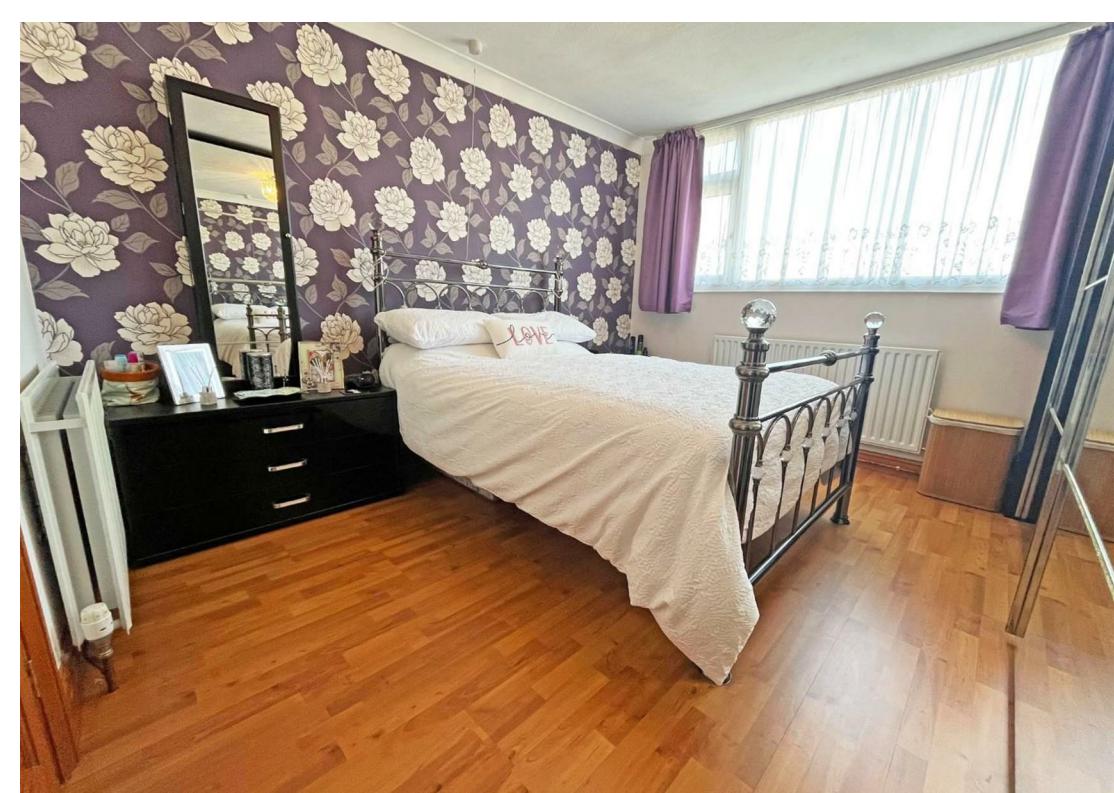
Outside- gravel frontage with driveway leading to the single garage, side access. To the rear, a very well maintained established garden, mainly laid to lawn and patio. Summer house, canopy and garden shed.

This property is within very easy reach of local amenities and major transport link.

Tenure: Freehold

Council Tax Band: C





Ground Floor

Entrance Hall

Lounge/Dining Room
20'8" max x 12'2" max (6.30m max x 3.72m max)

Kitchen

16'11" max x 9'1" max (5.16m max x 2.77m max)

Conservatory

17'10" x 8'10" (5.46m x 2.71m)
Approximate Measurement

Garage

First Floor

Landing

Bedroom One
12'5" max x 10'11" max (3.81m max x 3.35m max)

Bedroom Two

10'11" max x 8'5" max (3.34m max x 2.59m max)

Bedroom Three

11'5" x 6'4" (3.48m x 1.94m)

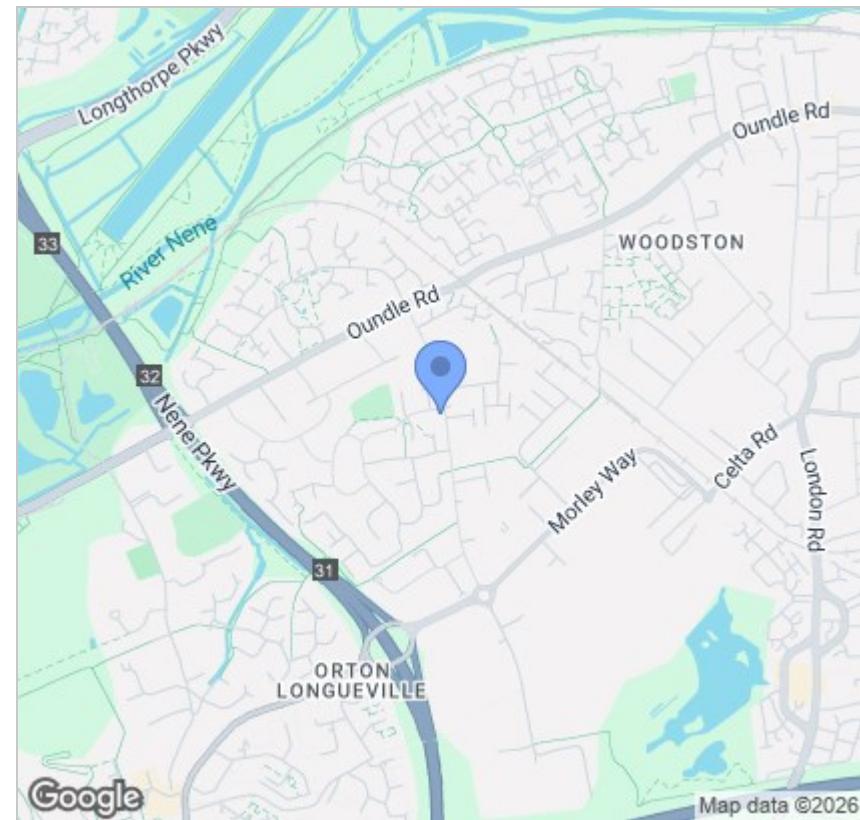
Family Bathroom



Floor Plan



Area Map



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			
England & Wales			

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			
England & Wales			

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.