Firmin & Co. Estate Agents



3 Valence Road

Orton Waterville PE2 5HJ

£1,250 Per month

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This stunning detached bungalow is situated in the highly sought-after area of Orton Waterville, just a short walk from local shops, Church, Ferry Meadows country park, garden centres, golf clubs and rowing lake.

The property boasts a renovated kitchen from 2018 with base and eye-level units, pull-out larder, stainless steel sink and drainer, integrated electric oven, gas hob, and extractor. The living room has a large bay window, carpet flooring, and a gas fireplace. There are three bedrooms, the first and second bedrooms come with built-in wardrobes and the third one currently used as a dining room has sliding patio doors to the conservatory.

The shower room is fitted with a corner shower cubicle, low level WC, and a pedestal washbasin.

Other features of this property include a uPVC conservatory, a tandem length garage with side access door and window, a driveway for ample off-road parking, and an enclosed rear garden.

The property is situated within easy reach of the A1/M and all road networks.

Council Tax - C

















Hallway:

Lounge:
13'6" x 15'4"

Kitchen:
10'1" x 10'1"

Conservatory:
7'9" x 6'8"

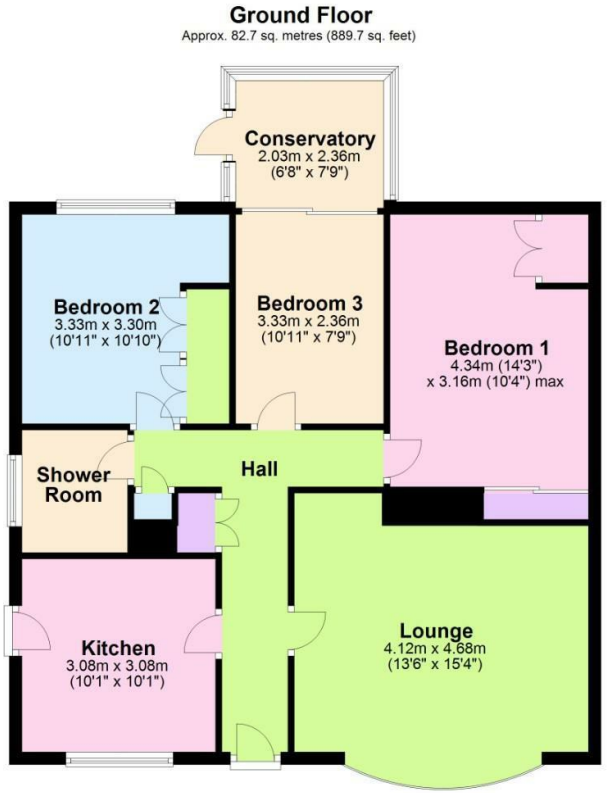
Bedroom One:
14'3" x 10'4" Max

Bedroom Two:
10'11" x 10'10"

Bedroom Three:
10'11" x 7'9"

Shower Room:

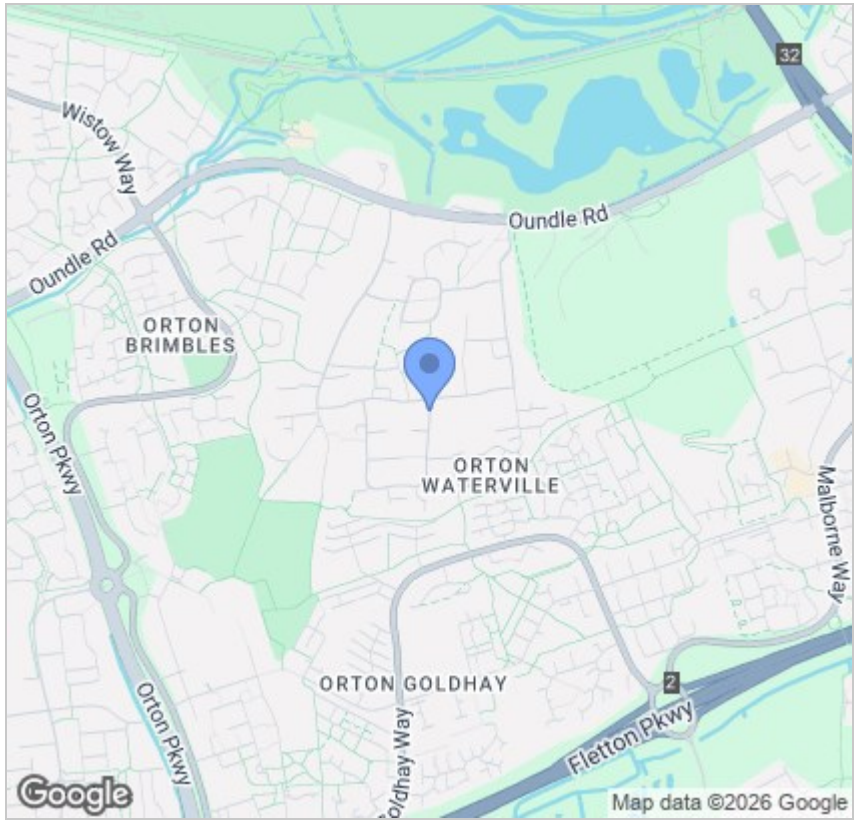
Floor Plan



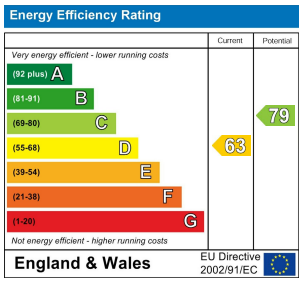
Total area: approx. 82.7 sq. metres (889.7 sq. feet)

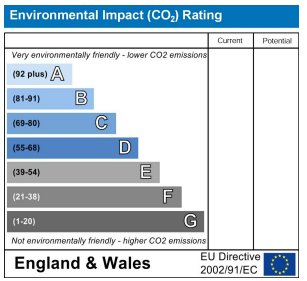
This floorplan has been drawn for illustration purposes only. This should be remembered when viewing the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





Viewing

Please contact our Lettings Office on 01733 973673
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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