

Firmin & Co. Estate Agents

82 Bardney

Orton Goldhay PE2 5QQ

Offers in the region of £220,000

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Brilliantly presented property in Bardney, a popular spot in Orton Goldhay.

This well proportioned property comprises of;

Ground Floor- entrance hall, open plan living area comprising of- re-fitted kitchen/breakfast room with a lounge area, understairs cupboard, family room with patio doors to the garden.

First Floor- landing with airing cupboard, three bedrooms, bedroom one benefitting from built in wardrobes, bedroom three benefitting from a cupboard over the stairs. Re-fitted family bathroom.

Outside- to the of the property, a driveway leading to the single garage, side access. To the rear of the property, an enclosed garden laid mainly to lawn with an array of established plants and trees.

This property is within easy reach of all Orton has to offer including schools, transport links and amenities. This property is offered with No Forwarding Chain.

Tenure: Freehold
Council Tax Band: B

























Ground Floor

Entrance Hall

Kitchen/Breakfast Room
15'10" max x 10'3" max (4.85m max x 3.14m max)

Lounge Area
13'3" x 11'11" (4.05m x 3.65m)

Family Room
12'9" x 10'0" (3.90m x 3.07m)

First Floor

Landing

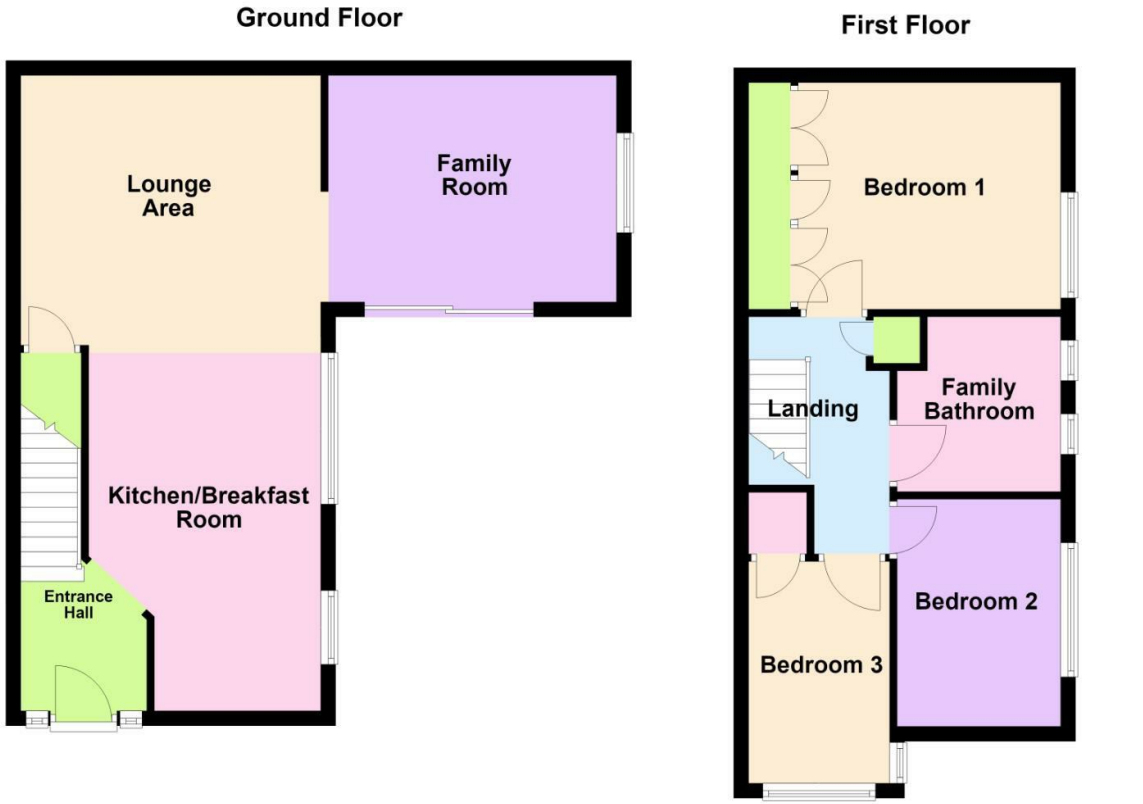
Bedroom One
11'6" x 9'11" (3.52m x 3.04m)

Bedroom Two
10'0" x 7'2" (3.07m x 2.19m)

Bedroom Three
9'9" x 6'3" (2.99m x 1.91m)

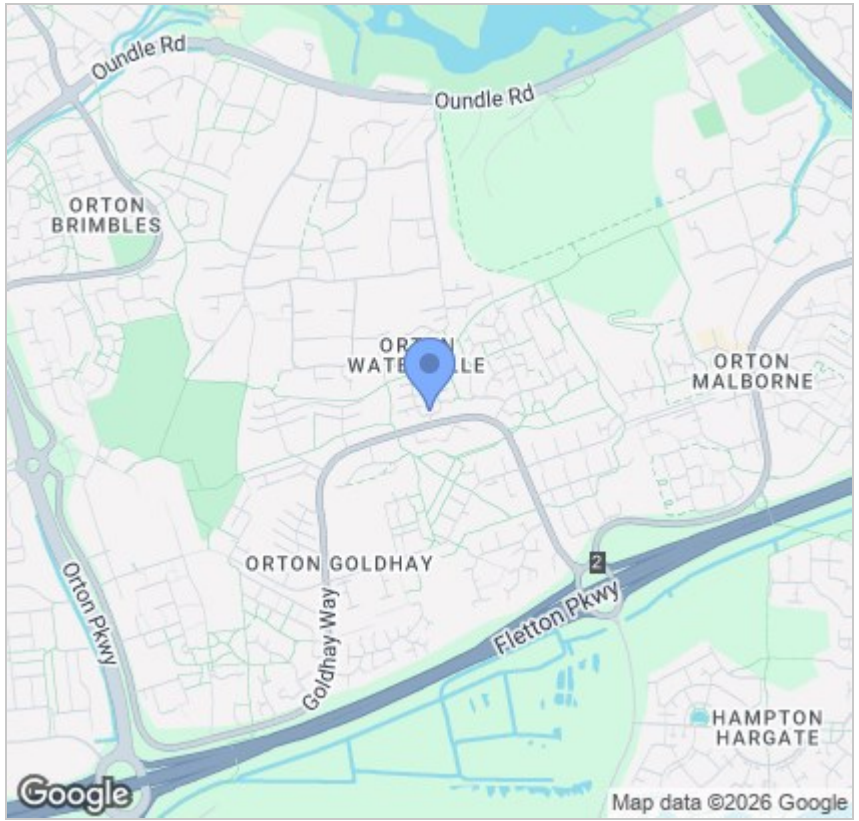
Family Bathroom

Floor Plan

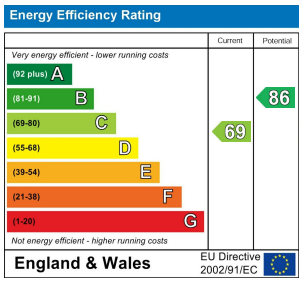


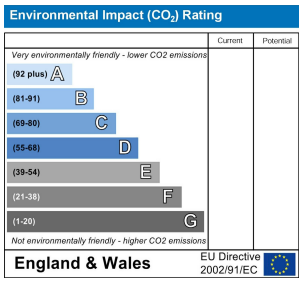
This floorplan has been drawn for illustration purposes only. This should be remembered when viewing the property.
Plan produced using PlanUp.

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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