



28 Caldervale

Orton Longueville PE2 7HX

Offers in the region of £345,000

 3  2  2  c

28 Caldervale

Orton Longueville PE2 7HX

A spacious, well presented detached house located in a sought after residential area.

This property comprises of;

Ground Floor- entrance porch, dining room, kitchen, utility room, lounge, downstairs cloakroom and study.

First Floor- landing, three bedrooms, en-suite shower room to bedroom one, family bathroom.

Outside- driveway to the front providing off-road parking leading to integral single garage. Which has been part converted to provide an internal study. Side access to the rear. Well established tropical garden with an abundance of mature shrubs and bushes.

This property is within walking distance of the local amenities and also close to major transport links.

Tenure: Freehold

Council Tax Band: C





Entrance Porch

Dining Room

13'2" x 10'8" (4.02m x 3.26m)

Kitchen

19'7" x 8'4" (5.97m x 2.56m)

Lounge

19'2" x 9'6" (5.85m x 2.91m)

Utility Room

12'7" x 5'5" (3.86m x 1.66m)

Downstairs Cloakroom

5'2" x 3'1" (1.59m x 0.96m)

Study

8'10" x 7'9" (2.70m x 2.38m)

Landing

Bedroom One

12'4" max x 11'3" max (3.76m max x 3.45m max)

En Suite Shower Room

5'7" max x 4'9" max (1.72m max x 1.45m max)

Bedroom Two

11'2" x 9'2" (3.42m x 2.81m)

Bedroom Three

9'4" x 8'2" (2.85m x 2.49m)

Bathroom

7'4" x 5'0" (23.58m x 1.53m)

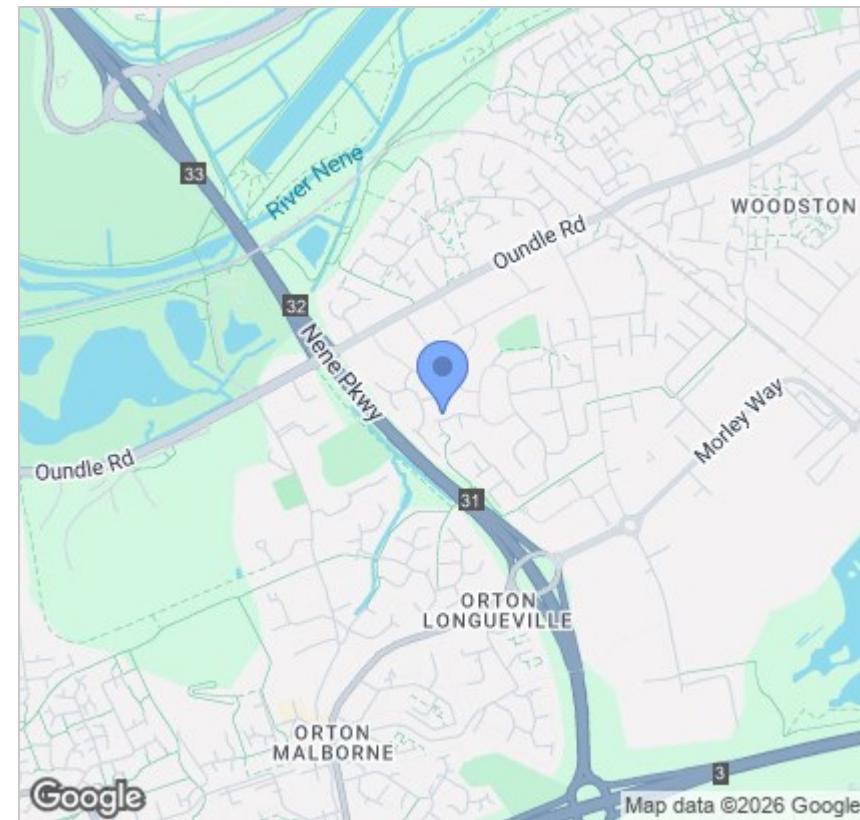
Garage - Part Converted Into Internal Study

9'0" x 5'11" (2.75m x 1.82m)

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.