

Firmin & Co. Estate Agents

57 Cherry Orton Road

Orton Waterville PE2 5EH

Offers in the region of £650,000

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Brilliantly presented extended detached property on Cherry Orton Road, a very popular road in not only Orton Waterville but also Peterborough.

This property comprises of;

Ground Floor- entrance hall, re-fitted w/c, play room, living room with window to the front and open to the dining room, bi fold door to the garden and open to the re-fitted kitchen/family room with bi fold doors and breakfast bar, re-fitted kitchen area, utility with door to the side and to the garage.

First Floor- landing with a storage cupboard and airing cupboard, four double bedrooms, bedroom one benefitting from fitted furniture and a re-fitted en suite shower room, bedroom two benefitting from a storage cupboard, re-fitted family shower room.

Outside- to the front of the property, mainly laid to lawn with a block paved driveway, side access. To the rear of the property, a very well maintained and good sized established garden, laid to lawn and patio with a mix of mature trees, shrubs and bushes.

This property has to be viewed to be appreciated and is within easy reach of local amenities, Ferry Meadows Country Park and major transport links. This property benefits from being offered with No Forwarding Chain.

Tenure: Freehold
Council Tax Band: E

























Ground Floor

Entrance Hall

Play Room
10'11" x 9'11" (3.33m x 3.03m)

Living Room
19'10" x 9'11" (6.07m x 3.03m)

Dining Room
13'11" x 9'3" (4.25m x 2.83m)

Kitchen/Family Room
22'8" x 9'3" (6.93m x 2.83m)

Kitchen Area
12'5" x 9'11" (3.80m x 3.03m)

Utility Room
9'9" x 6'4" (2.99m x 1.95m)

Garage
16'0" x 9'11" (4.90m x 3.03m)

W/C

First Floor

Landing

Bedroom One
14'0" max x 9'8" (4.28m max x 2.96m)
This room measurement is a guild due to layout

En Suite Shower Room

Bedroom Two
13'7" max x 11'11" max (4.15m max x 3.64m max)

Bedroom Three
11'7" x 9'10" (3.55m x 3.02m)

Bedroom Four
13'6" x 7'11" (4.12m x 2.43m)

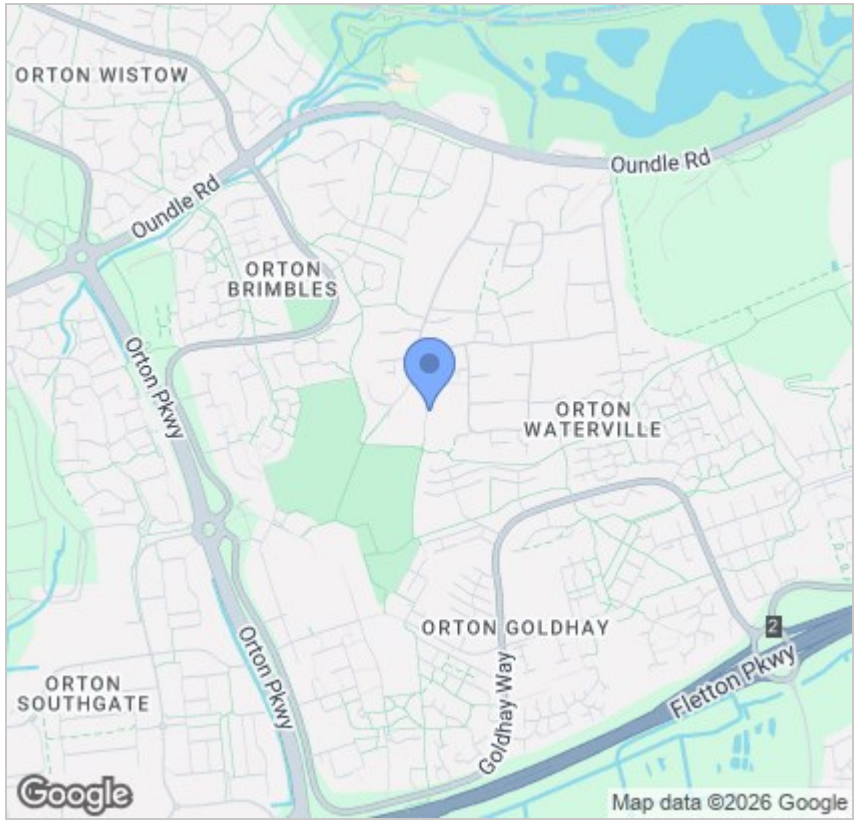
Family Shower Room

Floor Plan

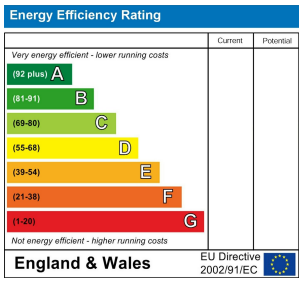


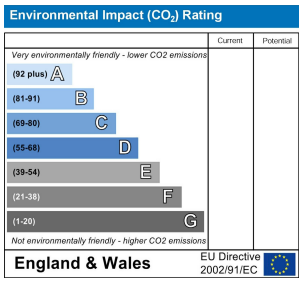
This floorplan has been drawn for illustration purposes only. This should be remembered when viewing the property.
Plan produced using PlanUp.

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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