



59 Elstone, Orton Waterville, Peterborough

Offers In Excess of £140,000

 **NEWTON FALLOWELL**

59 Elstone

Orton Waterville, Peterborough

This well-presented ONE DOUBLE BEDROOM HOUSE offers an excellent opportunity for first-time buyers or investors, featuring an OPEN PLAN LOUNGE DINER and KITCHEN, a modern family bathroom, and ALLOCATED PARKING to the front aspect, all available with NO ONWARD CHAIN. Upon entering the property, you are greeted by a welcoming entrance hall that leads directly into the spacious open plan living area, which provides ample space for both relaxation and dining. The lounge seamlessly flows into the contemporary kitchen, which is fitted with a range of wall and base units, space for appliances, and practical worktop space. Upstairs there is a spacious double bedroom which is accompanied by the well-appointed family bathroom boasting a three-piece white suite with a shower over the bath. The allocated parking space to the front aspect offers convenience for residents and visitors alike, with the WEST-FACING GARDEN hosting lawn, patio seating space and shed storage.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:





Entrance Hall

Lounge Diner

11' 11" x 9' 11" (3.64m x 3.02m)

Kitchen

11' 11" x 4' 11" (3.64m x 1.49m)

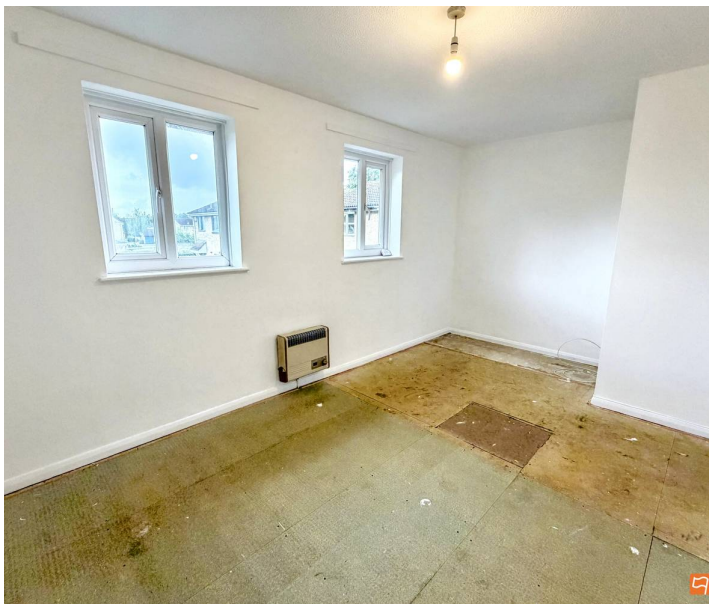
Landing

Bedroom

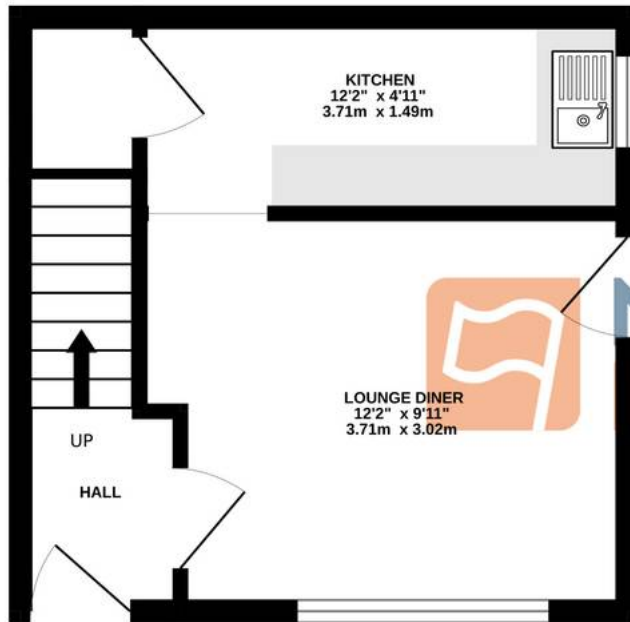
11' 10" x 15' 1" (3.60m x 4.61m)

Family Bathroom

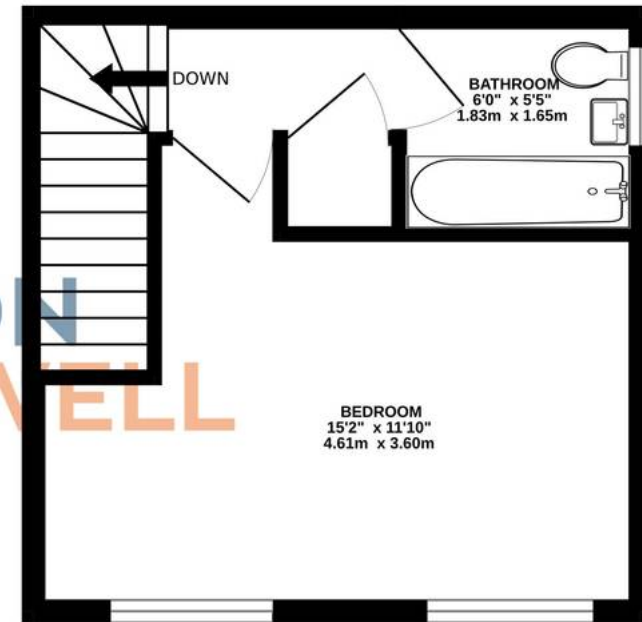
5' 5" x 6' 0" (1.65m x 1.83m)



GROUND FLOOR
224 sq.ft. (20.8 sq.m.) approx.



1ST FLOOR
224 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA : 448 sq.ft. (41.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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