



58 Farriers Court

Orton Longueville PE2 7DY

Offers in the region of £190,000



# 58 Farriers Court

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Semi detached house on Farriers Court, Botolph Green.

This property comprises of;

**Ground Floor-** entrance hall with understairs cupboard, kitchen to the front, lounge/diner with patio doors to the garden.

**First Floor-** landing, bedroom one with fitted wardrobe, bedroom two with cupboard, family bathroom.

**Outside-** parking to the front with side access. To the rear of the property, a great sized enclosed garden mainly laid to lawn.

This property is currently tenanted, the tenant can remain for a landlord or leave for a personal purchase. This property is offered with No Forwarding Chain.

Tenure: Freehold

Council Tax Band: B





Ground Floor

Entrance Hall

Lounge

13'10" x 12'7" (4.23m x 3.84m)

Kitchen

8'11" x 6'3" (2.74m x 1.93m)

First Floor

Bedroom One

12'7" max x 8'3" max (3.84m max x 2.52m max)

Bedroom Two

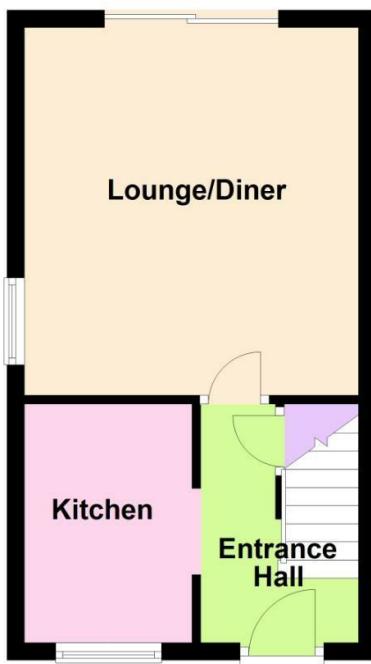
9'5" x 8'4" (2.89m x 2.55m)

Family Bathroom

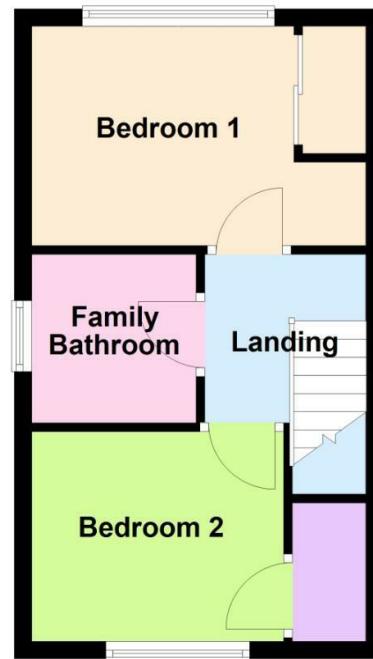


## Floor Plan

### Ground Floor

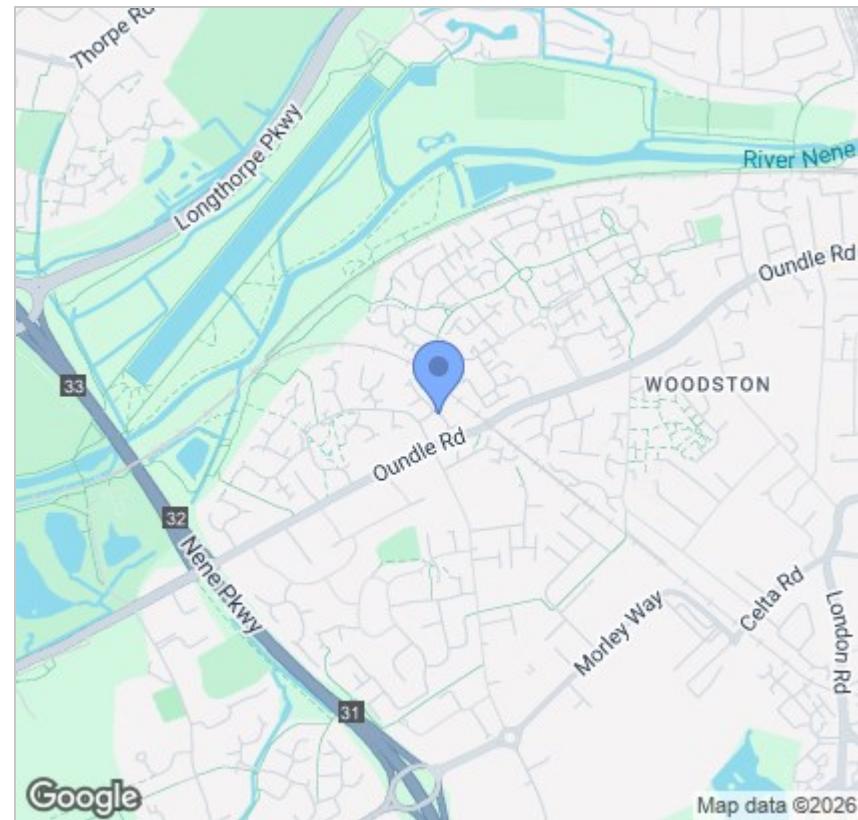


### First Floor



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

## Area Map



## Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

## 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			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			

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