



**Firmin**  
& Co.  
**FOR SALE**  
01733 852257  
www.firmin.co.uk

1 Nansicles Road

Orton Longueville PE2 7AS

Offers in the region of £265,000



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# 1 Nansicles Road

## Orton Longueville PE2 7AS

A neat and tidy semi-detached house located in a popular residential area.

This property comprises of;

Ground Floor- entrance hall, lounge/diner with patio doors to the garden, kitchen, study and downstairs cloakroom.

First Floor- landing, three bedrooms, built in cupboards and a wet room.

Outside- driveway to the front providing off-road parking. To the rear, an enclosed low maintenance good size garden.

Offered with vacant possession and no forward chain.

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

Tenure: Freehold  
Council Tax Band: C





Entrance Hall  
14'4" max x 6'1" max (4.39m max x 1.86m max)

Kitchen  
17'1" max x 8'11" max (5.23m max x 2.74m max)

Lounge/Diner  
20'8" max x 12'2" max (6.30m max x 3.71m max)



Study  
10'8" x 7'4" (3.26m x 2.25m)

Downstairs Cloakroom  
7'3" x 3'8" (2.21m x 1.13m)

Landing

Bedroom One  
11'10" min x 11'2" (3.62m min x 3.41m)

Bedroom Two  
11'1" x 7'10" min (3.40m x 2.39m min)

Bedroom Three  
11'8" x 6'2" (3.56m x 1.90m)

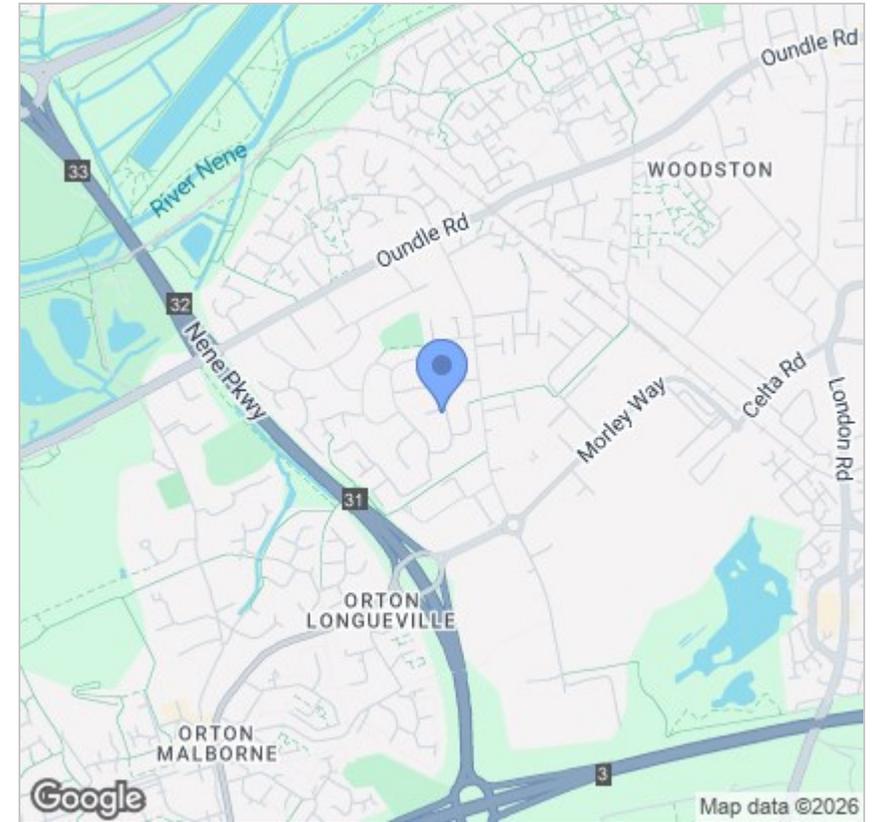
Wet Room  
6'6" x 5'7" (2.00m x 1.71m)



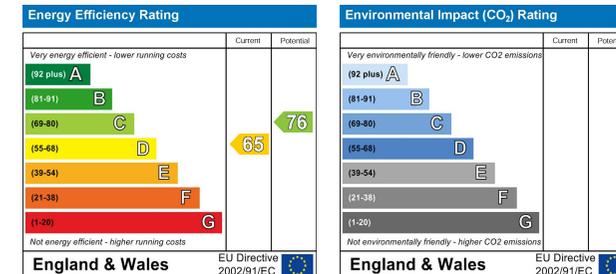
## Floor Plan



## 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.

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