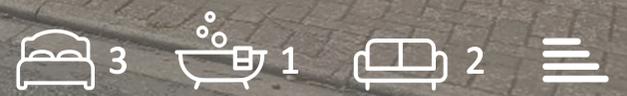




5 Ferryview

Orton Wistow PE2 6XL

Offers in the region of £300,000



5 Ferryview

Orton Wistow PE2 6XL

Very well proportioned property in Ferryview, a very popular part of Orton Wistow.

This property comprises of;

Ground Floor- entrance hall, w/c, lounge with window and door to the conservatory, separate dining room, kitchen with door to the conservatory, then door to garden.

First Floor- landing with double cupboard, three bedrooms with built in furniture to bedroom one and a storage cupboard to bedroom two. Re-fitted shower room.

Outside- lawned frontage, double width driveway leading to the single garage and side access. To the rear of the property, an enclosed garden mainly laid to lawn, with a patio area and composite decking, rear access to the garage.

This property is within easy reach of everything Orton Wistow has to offer, major transport links and is in walking distance to Ferry Meadows Country Park.

Tenure: Freehold
Council Tax Band: D



Ground Floor

Entrance Hall

Lounge

16'2" x 9'10" (4.93m x 3.00m)

Dining Room

10'0" x 7'10" (3.07m x 2.41m)

Kitchen

10'7" max x 10'0" max (3.23m max x 3.05m max)

Conservatory

13'6" x 7'8" (4.14m x 2.34m)

First Floor

Landing

Bedroom One

10'9" max x 9'9" max (3.28m max x 2.99m max)

Bedroom Two

10'1" max x 8'1" max (3.08m max x 2.48m max)

Bedroom Three

7'10" x 7'1" (2.39m x 2.17m)

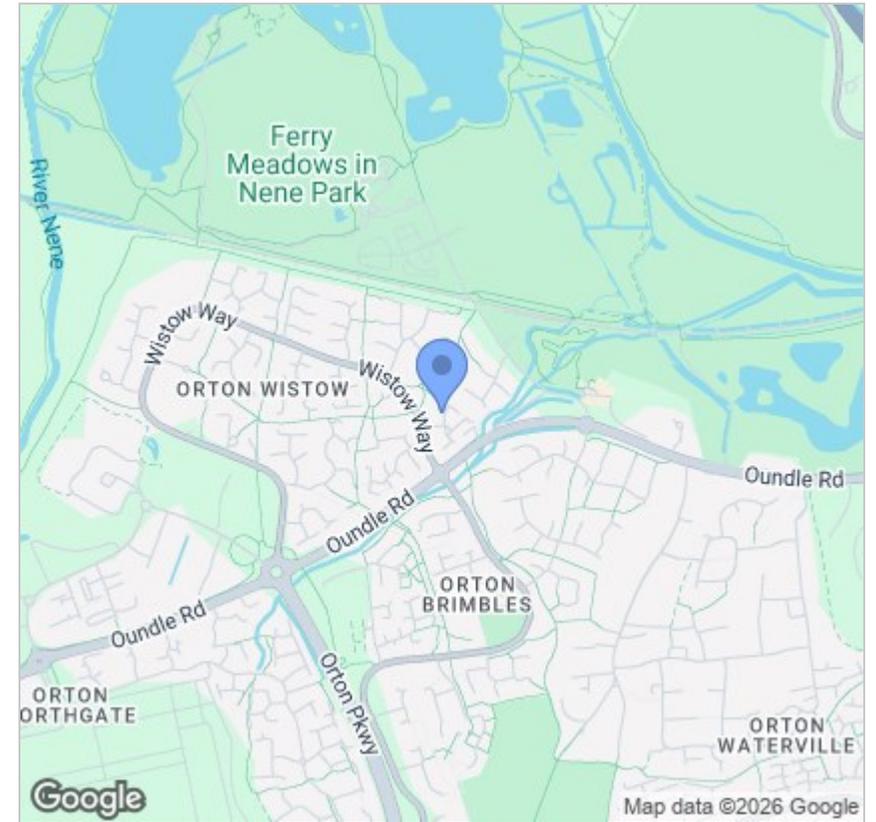
Shower Room



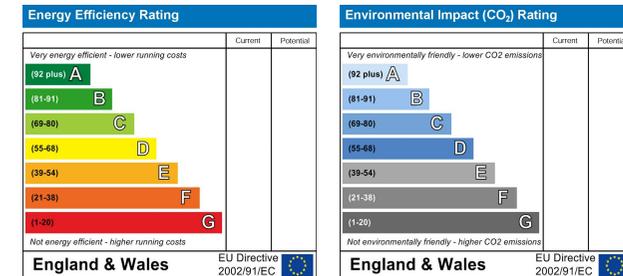
Floor Plan



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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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