



1 Gannocks Close

Orton Waterville PE2 5HD

Offers in the region of £385,000

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Brilliantly presented & refurbished detached bungalow. Located in a small cul-de-sac in a sort after residential area of Orton Waterville.

This property comprises of;

Entrance hall, lounge, re-fitted kitchen with the conservatory off, three bedrooms- two good sized doubles and good sized single. Re-fitted family bathroom.

Outside- to the front of the property, small lawn area with established trees, gravel parking and driveway to the side providing off-road parking leading to detached single garage and storage area.

The rear garden is mainly laid to lawn with a patio area. A variety of mature shrubs, trees and bushes. The property also backs onto an area of green space.

This property is within walking distance of the local amenities Orton Waterville has to offer, Ferry Meadows Country Park and also close to major transport links.

This property has to be viewed to be appreciated and can be offered with No Forwarding Chain.

Tenure: Freehold
Council Tax Band: C





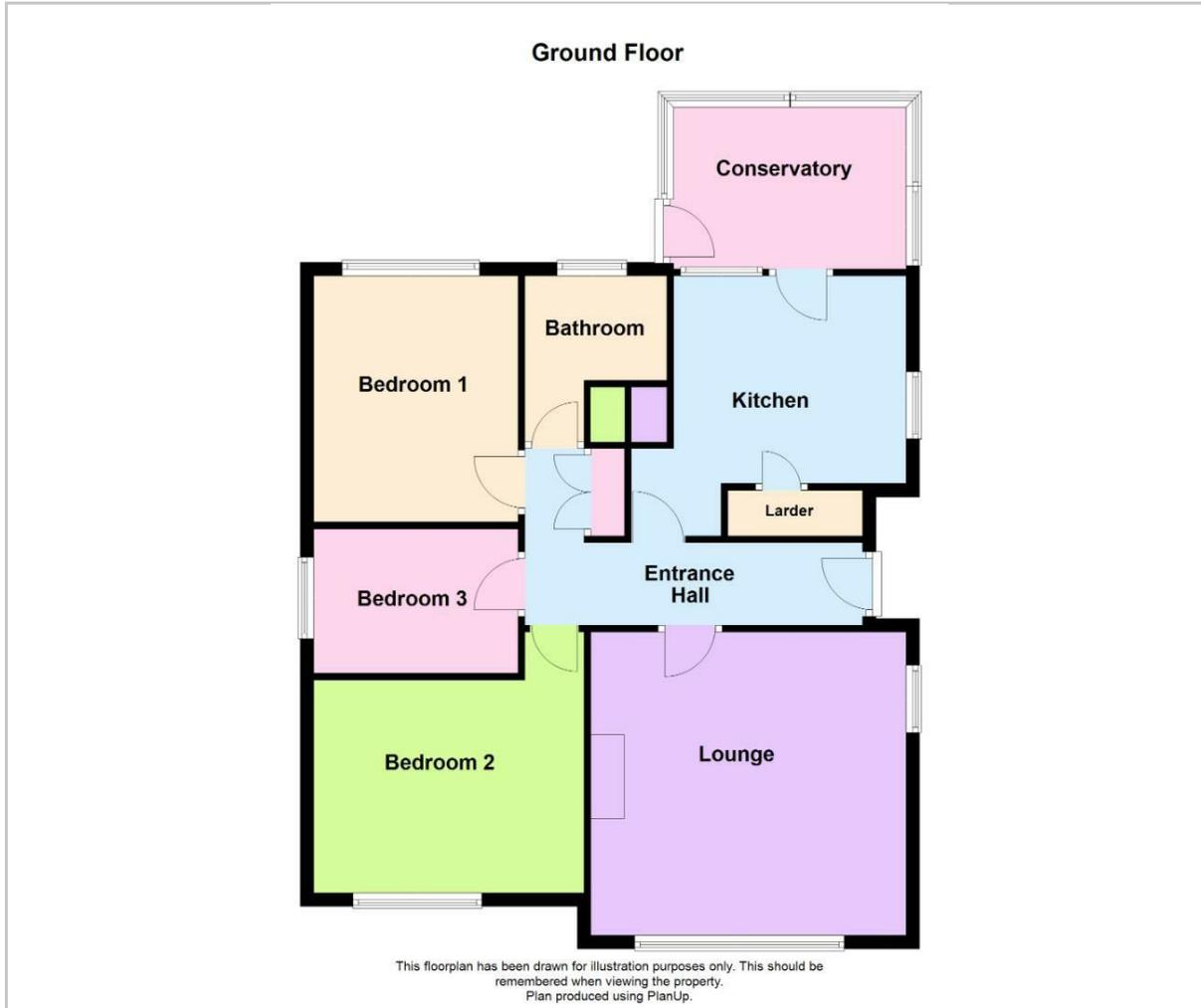
Entrance Hall
Lounge
15'4" x 12'8" (4.68m x 3.88m)
Kitchen
10'11" x 8'8" (3.34m x 2.66m)
Conservatory
8'9" x 7'10" (2.69m x 2.41m)



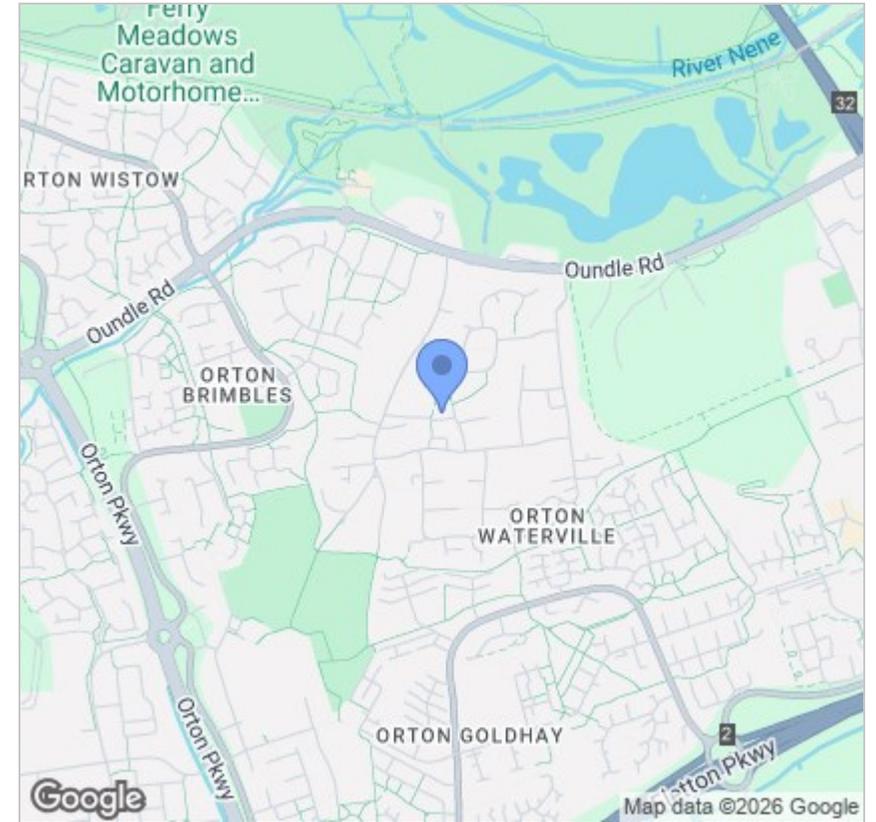
Bedroom One
12'0" x 10'0" (3.66m x 3.07m)
Bedroom Two
13'5" x 10'4" (4.11m x 3.17m)
Bedroom Three
10'1" x 7'0" (3.08m x 2.15m)
Family Bathroom
6'11" x 5'5" (2.13m x 1.67m)



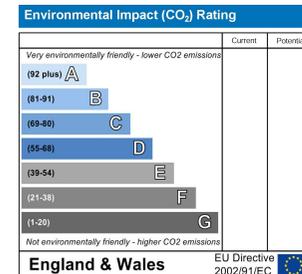
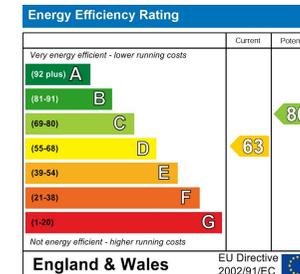
Floor Plan



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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