Firmin & Co. Estate Agents

45 Cherry Orton Road

Orton Waterville PE2 5EH

Offers in the region of £560,000

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Beautiful detached Grade II listing cottage on Cherry Orton Road, a very popular road in Orton Waterville.

This property comprises of;

Ground Floor- entrance hall, shower room, reception hall, dining room and lounge with feature fireplaces, dining room with stairs to the first floor. Kitchen/breakfast room with patio doors to the garden, utility room with door to the garden.

First Floor- landing giving access to bedrooms two and three, second landing with storage cupboard giving access to the family bathroom and bedroom one. Bedrooms one and two both benefitting from built in wardrobes.

Outside- to the front of the property; gravel driveway with five bar and pedestrian gate leading to the single garage and side access. To the rear of the property; an enclosed split level garden, patio area from the property, step leading to a second patio area and leading to the main garden. This garden is beautifully mature, mainly laid to lawn with an array of plants of trees.

This property is within easy reach of local amenities, Ferry Meadows Country Park and major transport links. This property benefits from being offered with No Forwarding Chain and has to be viewed to be appreciated.

Tenure: Freehold
Council Tax Band: E

Ground Floor

Entrance Hall

Shower Room

Reception Hall
13'6" max x 7'6" max (4.14m max x 2.29m max)

Living Room
15'5" max x 12'11" max (4.72m max x 3.96m max)

Dining Room
15'1" max x 13'5" max (4.61m max x 4.10m max)

Kitchen/Breakfast Room
18'0" x 12'5" (5.51m x 3.81m)

Utility Room
8'10" x 5'9" (2.71m x 1.76m)

First Floor

Bedroom One
18'2" max x 12'5" max (5.54m max x 3.81m max)

Bedroom Two
15'1" max x 13'2" max (4.62m max x 4.03m max)

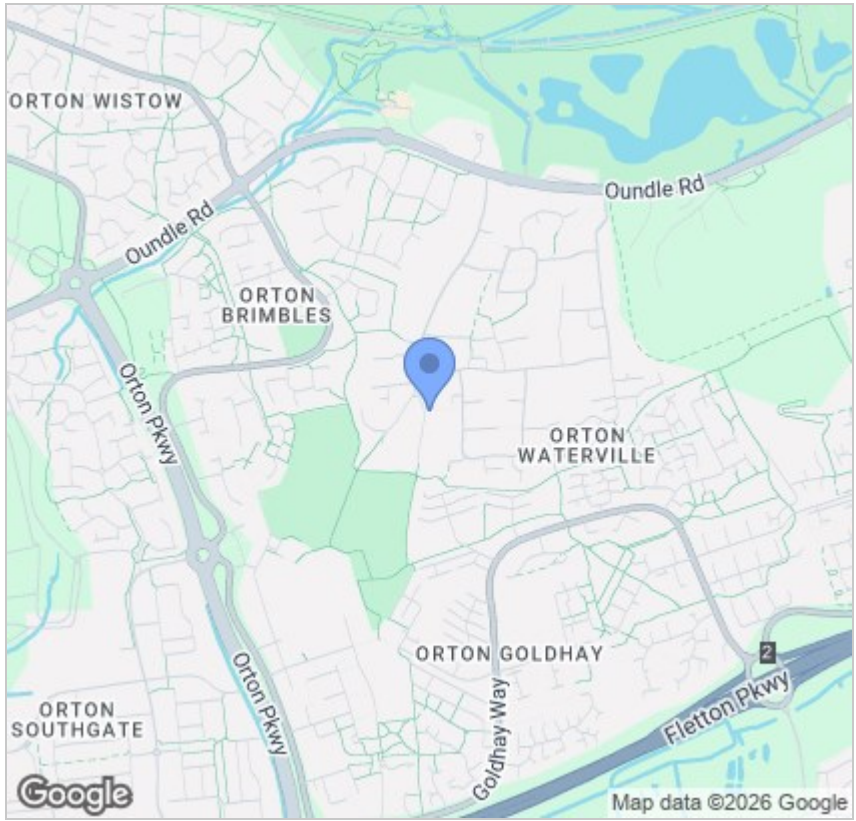
Bedroom Three
11'2" x 8'1" (3.41m x 2.47m)

Family Bathroom
12'10" max x 8'0" max (3.93m max x 2.46m max)

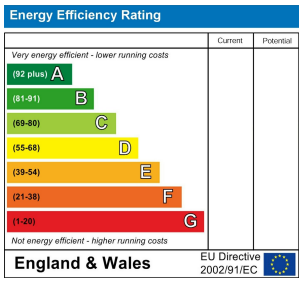
Garage
24'2" x 9'1" (7.38m x 2.77m)

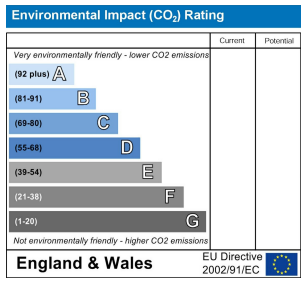
Floor Plan

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

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