Firmin & Co. Estate Agents



2 Wyman Way

Orton Waterville PE2 5HA

Offers in the region of £350,000

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Brilliantly presented detached bungalow on Wyman Way, a very popular part of Orton Waterville.

This property comprises of;

Entrance hall with two cupboards, from the hall to the right enters into a good size lounge with a large window to the front, to the left is re-fitted kitchen with floor to wall cabinets , built in cooker and electric hob and space for washing machine including a pantry housing the boiler, off of the kitchen is the sun room with door to the garden.
Three Bedrooms, Bedroom one with built in wardrobe and Bedroom three with a access to the rear garden, and a generous size wet room.

Outside- open frontage mainly laid to lawn with established shrubs, driveway to the side leading to the side gates. To the rear of the property- an private enclosed garden mainly laid to lawn with stacked beds, lovey decked area and two separate patio areas. Detached garage and further parking.

This property has been recently decorated and had new carpets throughout. Close to the amenities Orton Waterville has to offer and close to major transport links.
Close distance to Ferry Meadows Country Park and Golf course and a 10-minute drive to the Peterborough City centre.

Tenure: Freehold
Council Tax Band: C

























Entrance Hall

Lounge
15'5" max x 13'5" max (4.70m max x 4.10m max)

Sun Room
9'8" x 8'11" (2.95m x 2.73m)

Kitchen
10'2" max x 8'11" max (3.10m max x 2.72m max)

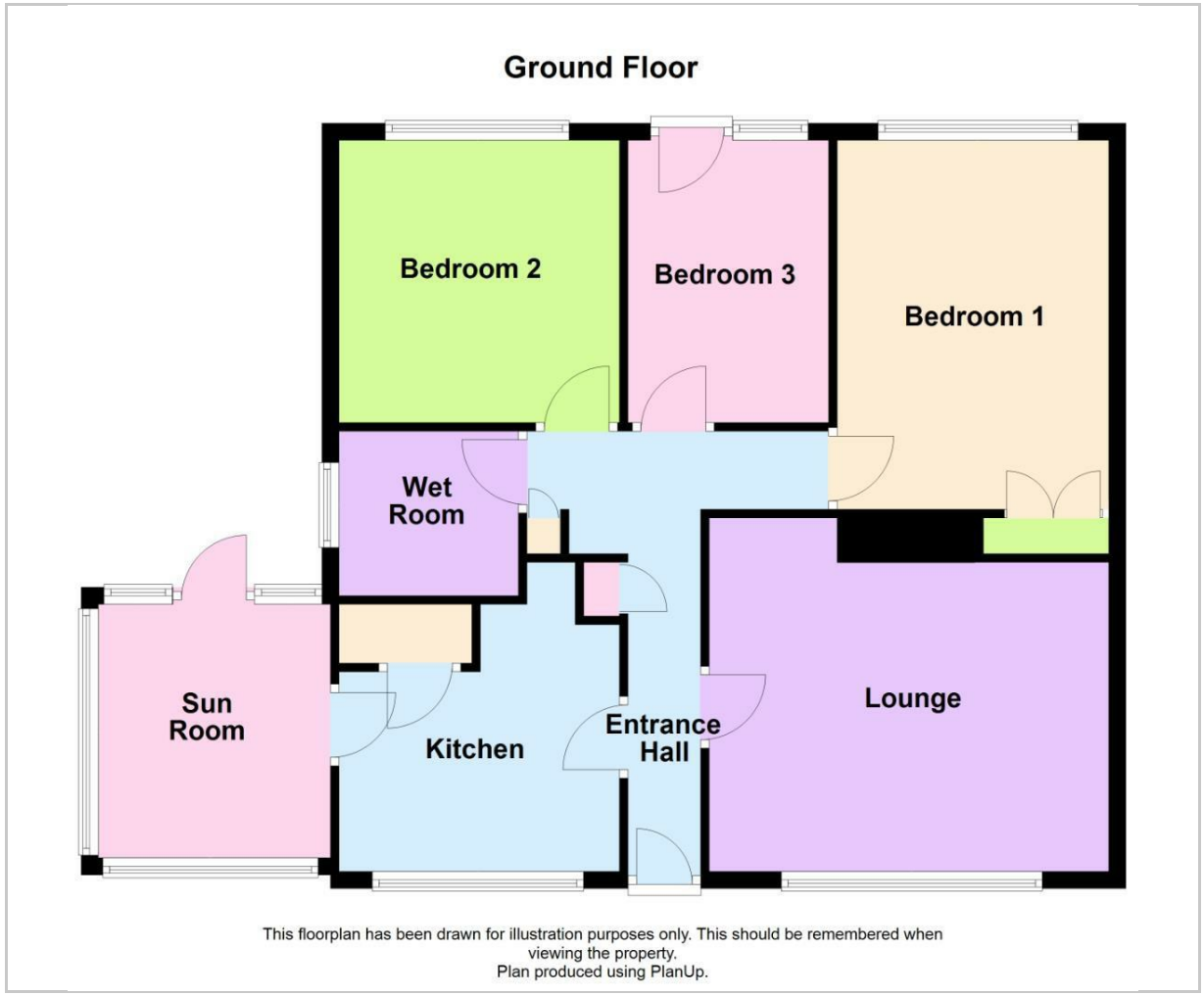
Bedroom One
14'2" x 10'5" (4.34m x 3.18m)

Bedroom Two
10'11" x 10'9" (3.33m x 3.29m)

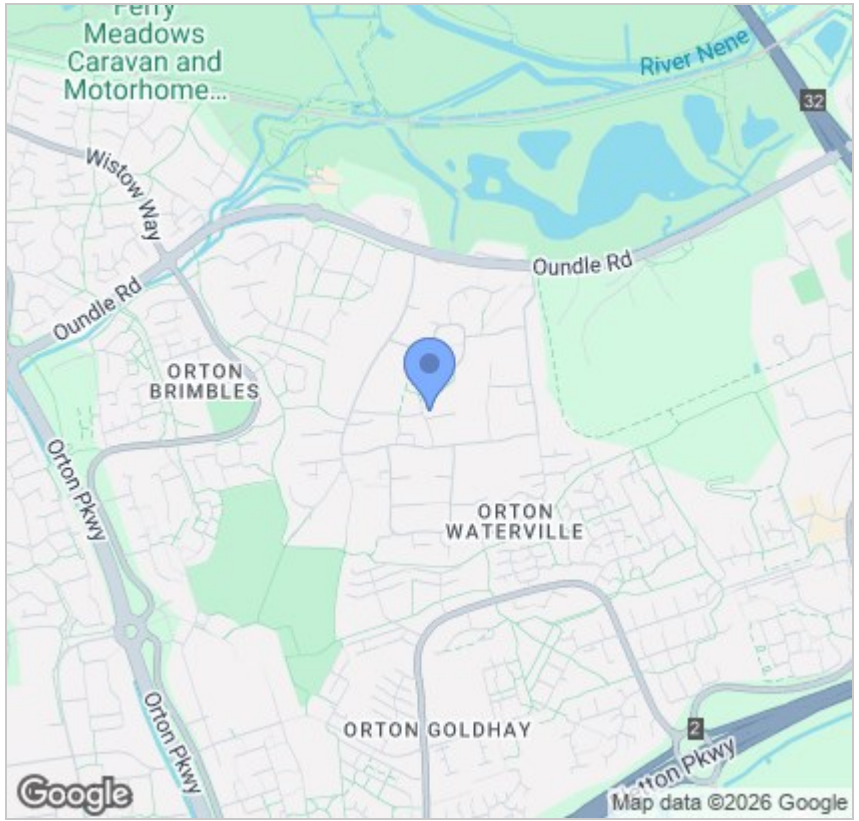
Bedroom Three
10'10" x 7'8" (3.32m x 2.34m)

Wet Room

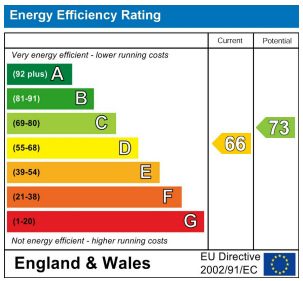
Floor Plan

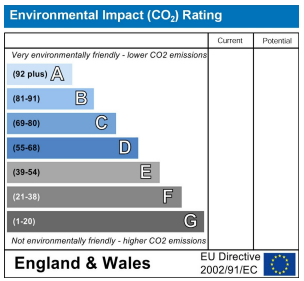


Area Map



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

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