



29 Valence Road

Orton Waterville PE2 5HJ

Offers in excess of £300,000



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Ideally positioned within easy reach of local amenities, Ferry Meadows Country Park and major transport links is this established detached bungalow. Offering no upward chain the property lies, within a highly popular area of Orton Waterville.

From the front, into a generous entrance hall with storage cupboard with doors leading off. Lounge with fireplace surround with window to the front aspect.

kitchen, fitted with range of wall & floor level units with worktop surfaces, window overlooking the rear garden with door to the side providing access into the rear garden

Three bedrooms lead off the hallway with the third bedroom having, patio doors into a good size conservatory with double doors, leading out onto a paved patio area. Family bathroom consists of a four piece suite with walk in shower wet area, paneled bath, wash hand basin and WC.

Outside, to the front of the property, graveled front garden with shrub borders, with driveway providing off road parking, gated access from the driveway leads into the rear garden. An enclosed garden laid to lawn and patio with flower beds, door to the side provides access into the garage.

Tenure: Freehold
Council Tax Band: C





Entrance Hall:

Lounge:

15'6" max x 14'11" max (4.74m max x 4.57m max)

Kitchen:

13'1" x 8'9" (4.00m x 2.67m)

Bedroom 1:

15'6" max x 11'3" (4.73m max x 3.45m)

Bedroom 2:

10'11" x 7'8" (3.34m x 2.36m)

Bedroom 3:

7'3" plus door recess x 9'4" (2.22m plus door recess x 2.86m)

Conservatory:

12'2" max x 8'11" (3.71m max x 2.72m)

Wet Room:

6'1" x 11'6" (1.86m x 3.53m)

Garage:

20'1" x 16'0" (6.14m x 4.90m)



Floor Plan



Viewing

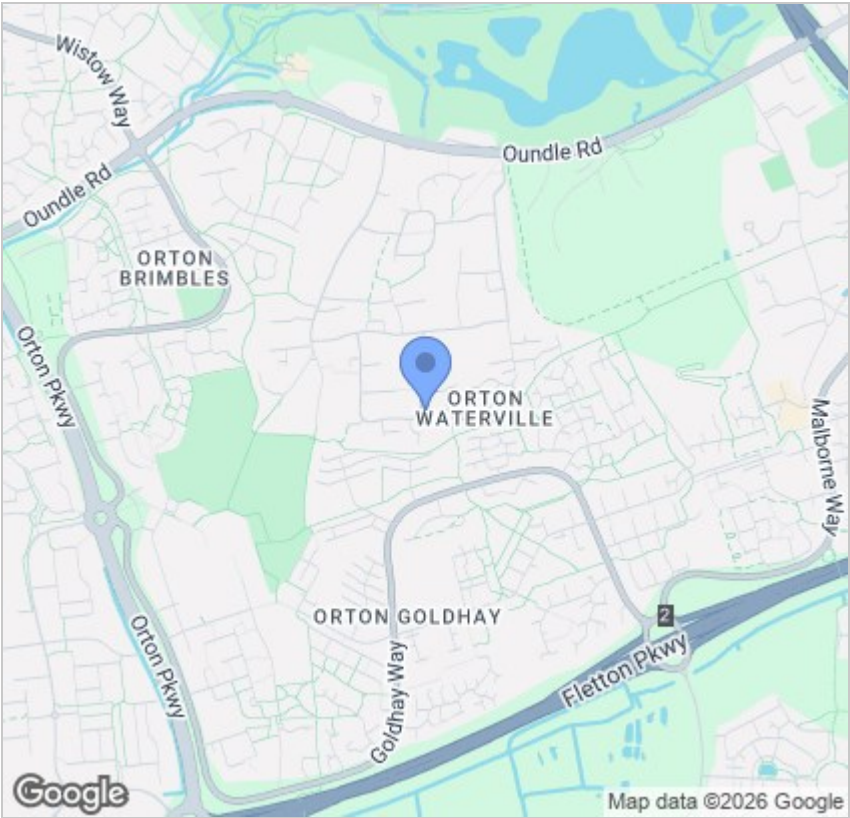
Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

