



50 Cherry Orton Road
Orton Waterville PE2 5EQ
Offers in the region of £750,000



50 Cherry Orton Road Orton Waterville PE2 5EQ

A rare opportunity to purchase this Grade II listing cottage & plot of land on Cherry Orton Road, the most popular road in Orton Waterville and one of the most popular in the Peterborough area.

This property is brimming with original features throughout.

This accommodation comprises of;

Ground Floor- entrance hall, w/c with storage, family room with door to the garden. Double doors to the living room from the entrance hall, double doors to the garden and an impressive Inglenook fireplace, leading through to the dining room. Kitchen/breakfast room, utility area with pantry, garage with personal door to the side and up and over door to the rear.

First Floor- open landing, bedroom one with en suite shower room and store room, bedroom two with fitted wardrobes, bedroom three with fitted wardrobe and airing cupboard- both bedrooms two and three have access to the five piece Jack & Jill en suite.

Outside- to the front of the property, enclosed with a dwarf brick wall, laid to lawn with a mixture of shrubs, plants and trees, shared side vehicular access. To the rear of the property; access through a five bar gate, parking for several vehicles, lawned garden with an array of trees and plants.

This property has the unexpected added extra of a plot of land to the rear of the property measuring at 0.86 acres (STS) which could have a development opportunity of one to four houses subject to planning.

This property is within easy reach of all the amenities Orton Waterville has to offer, major transport links and Ferry Meadows Country Park. This property also benefits from being sold with No Forwarding Chain.

Tenure: Freehold
Council Tax Band: G





Ground Floor

Entrance Hall

Family Room

15'1" x 8'0" (4.62m x 2.46m)

W/C

Living Room

16'4" max x 14'6" max (4.99m max x 4.43m max)

Dining Room

15'4" max x 10'0" (remeasure) (4.68m max x 3.07 (remeasure))

Kitchen/Breakfast Room

17'5" max x 11'6" max (5.31m max x 3.52m max)

Utility Area

Garage

First Floor

Landing

Bedroom One

17'2" max x 12'5" max (5.25m max x 3.81m max)

En Suite

Bedroom Two

16'4" max x 12'4" max (4.98m max x 3.76m max)

Bedroom Three

12'1" max x 9'7" max (3.69m max x 2.94m max)

Jack & Jill En Suite

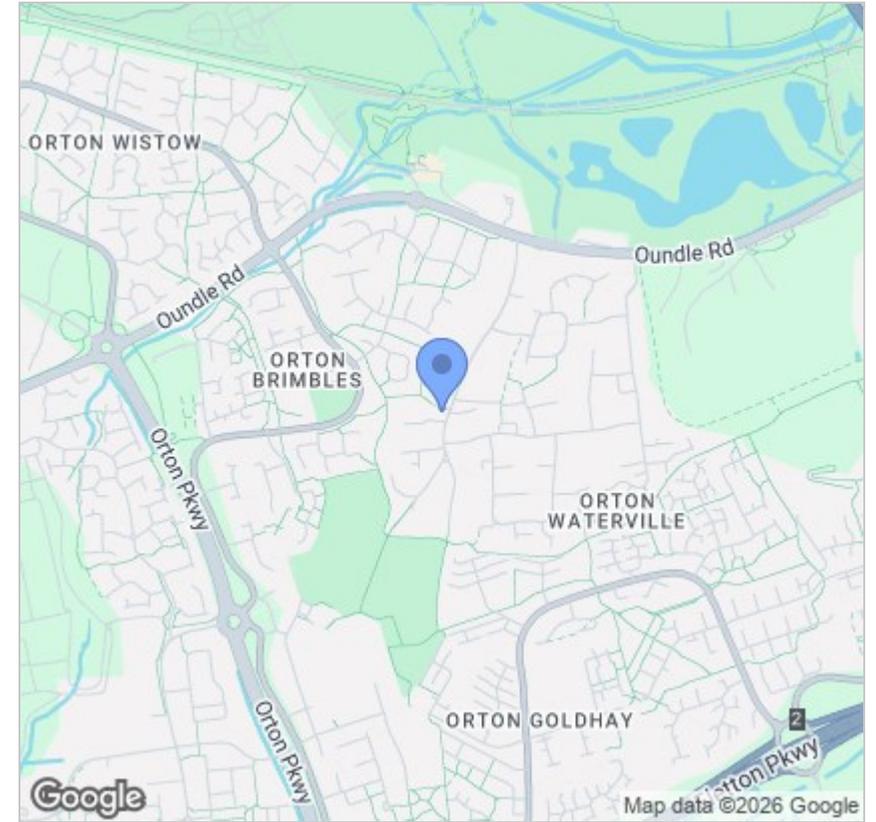
15'5" x 6'2" (4.72m x 1.90m)



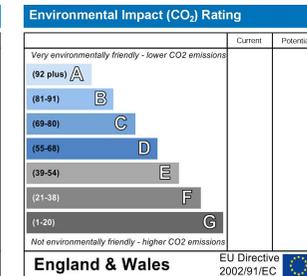
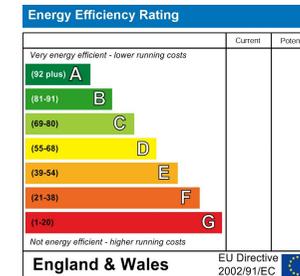
Floor Plan



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.

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