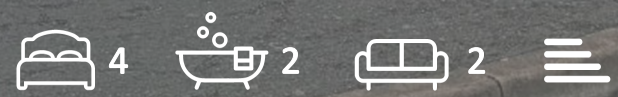




81 The Gannocks

Orton Waterville PE2 5DZ

Offers in the region of £330,000



81 The Gannocks

Orton Waterville PE2 5DZ

Nicely presented detached property in the The Gannock, a popular part of Orton Waterville.

This extended property comprises of;

Ground Floor- porch with double cupboard, entrance hall, bedroom three with ensuite, lounge through to the dining room, patio doors to the garden, re-fitted kitchen downstairs cupboard, utility room, door to the garden.

First Floor- landing with airing cupboard, three bedrooms, bedrooms one and two benefitting from built in wardrobes, family bathroom.

Outside- lawned frontage with established bushes, side access. To the rear of the property, block paved parking with double gates, single garage and a lawned area.

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

Tenure: Freehold
Council Tax Band: D





Ground Floor

Porch

Entrance Hall

Lounge

13'6" x 13'3" (4.12m x 4.04m)

Dining Room

10'11" max x 10'9" max (3.35m max x 3.29m max)

Kitchen

10'7" x 9'3" (3.25m x 2.84m)

Utility Room

Bedroom Three

11'7" x 8'5" (3.55m x 2.57m)

First Floor

Landing

Bedroom One

13'2" x 9'2" (4.02m x 2.81m)

Measurement to the wardrobes

Bedroom Two

14'3" max x 10'10" max (4.35m max x 3.32m max)

Bedroom Four

9'8" max x 9'4" max (2.96m max x 2.86m max)

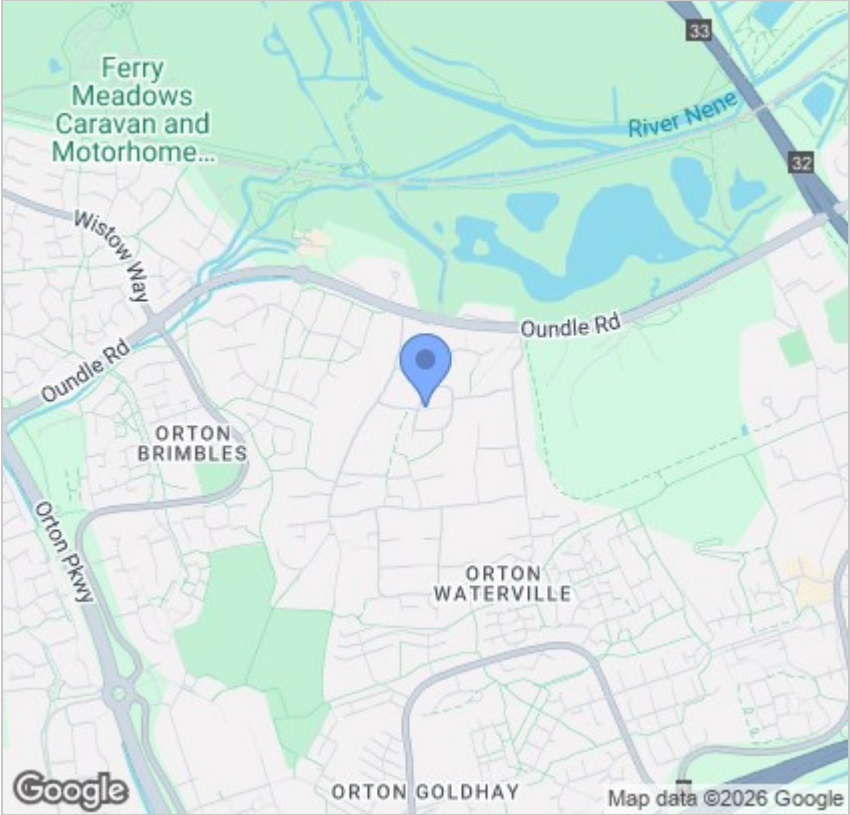
Family Bathroom



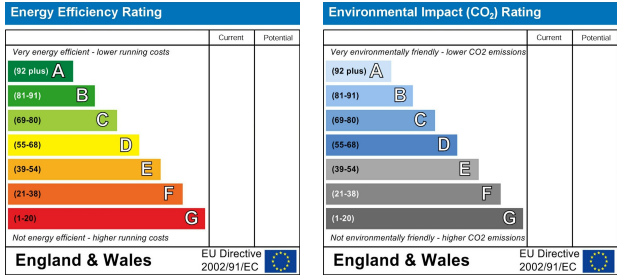
Floor Plan



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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