



2 Wyman Way

Orton Waterville PE2 5HA

Offers in the region of £375,000



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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, lovely 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)

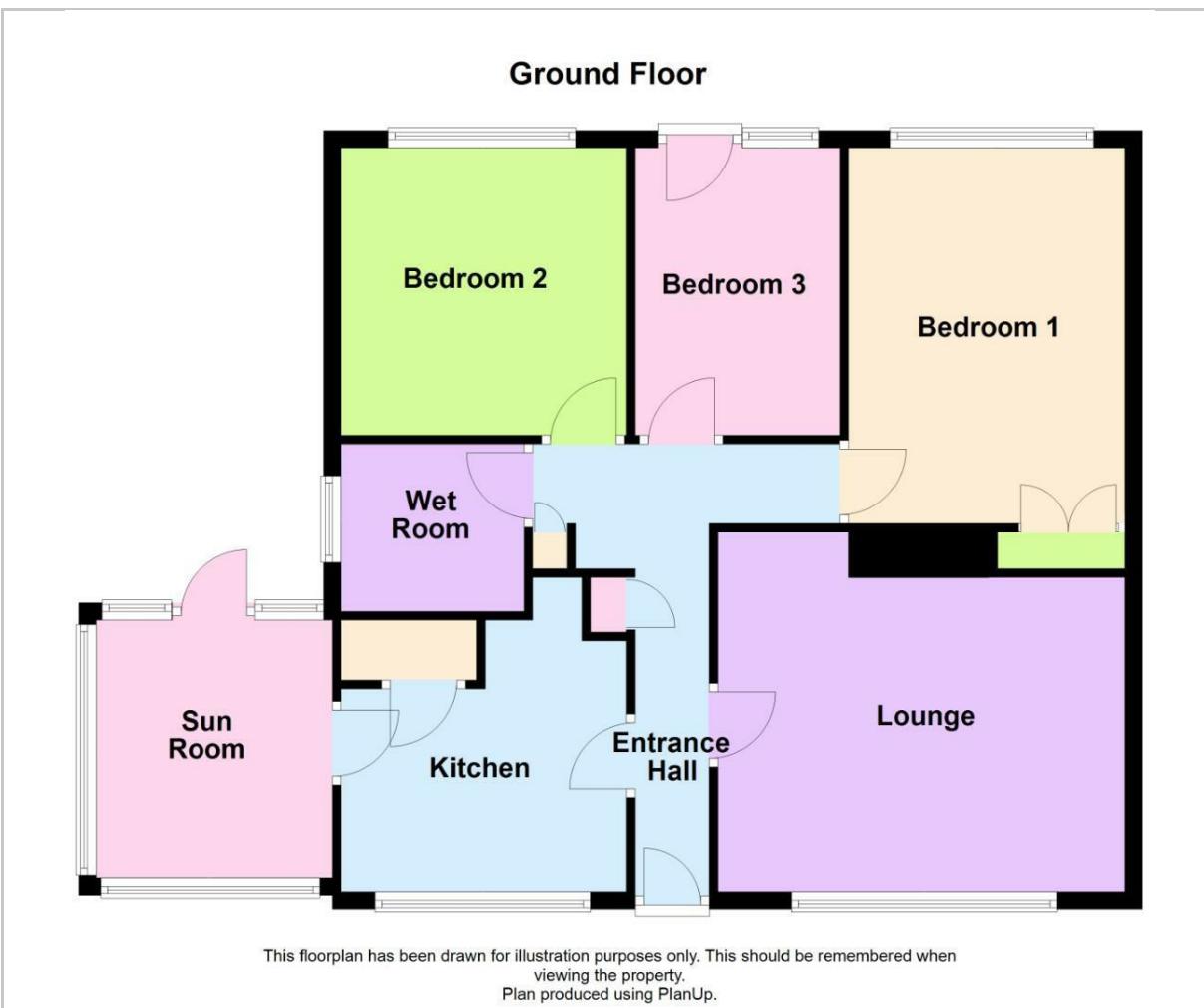
Bedroom Three

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

Wet Room



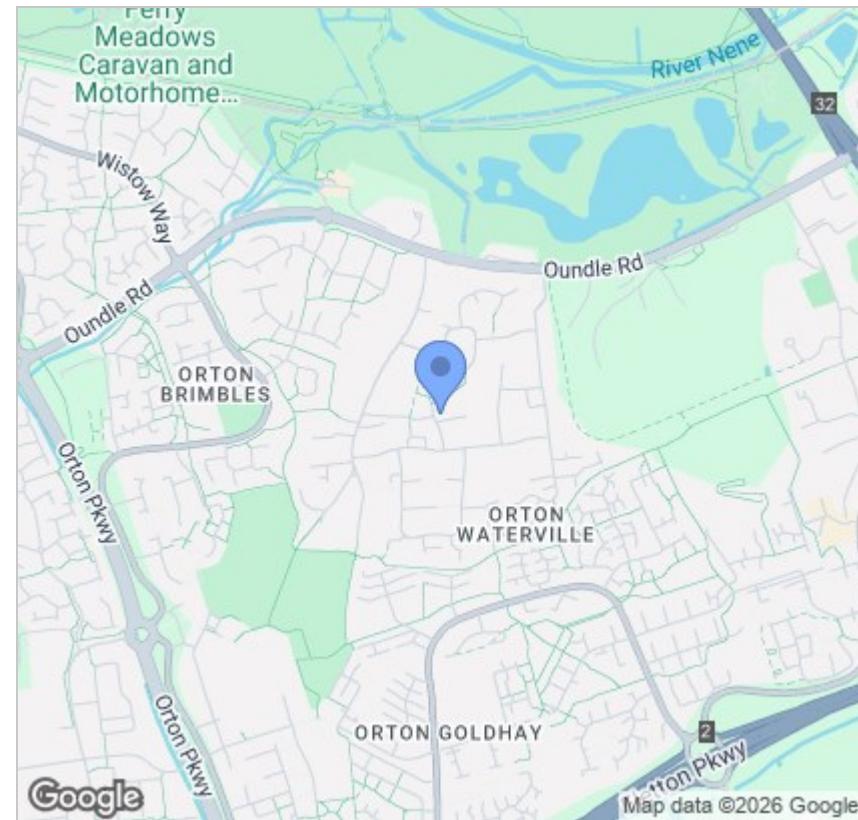
Floor Plan



Viewing

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

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

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