

**Firmin**  
& Co.  
**TO LET**  
01733 973673  
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40 Lady Lodge Drive  
Orton Waterville PE2 5ES  
£1,150 Per month



## 40 Lady Lodge Drive Orton Waterville PE2 5ES

AVAILABLE now is this TWO Bedroom Semi Detached home.

Comprises of; entrance porch-way, leading in to the lounge/dining room, with stairs leading to the first floor landing. Modern Kitchen, with matching range of base and eye level units, breakfast bar, built in electric cooker and hob with extractor hood over, door leading out to the garden.

To the first floor are the TWO double bedrooms and family bathroom.

Benefits with single garage to the side of the property and large driveway for several vehicles, to the rear is a good sized low maintenance garden with patio and decked area.

Pets considered at an extra £25per month.

The property can also come full furnished.

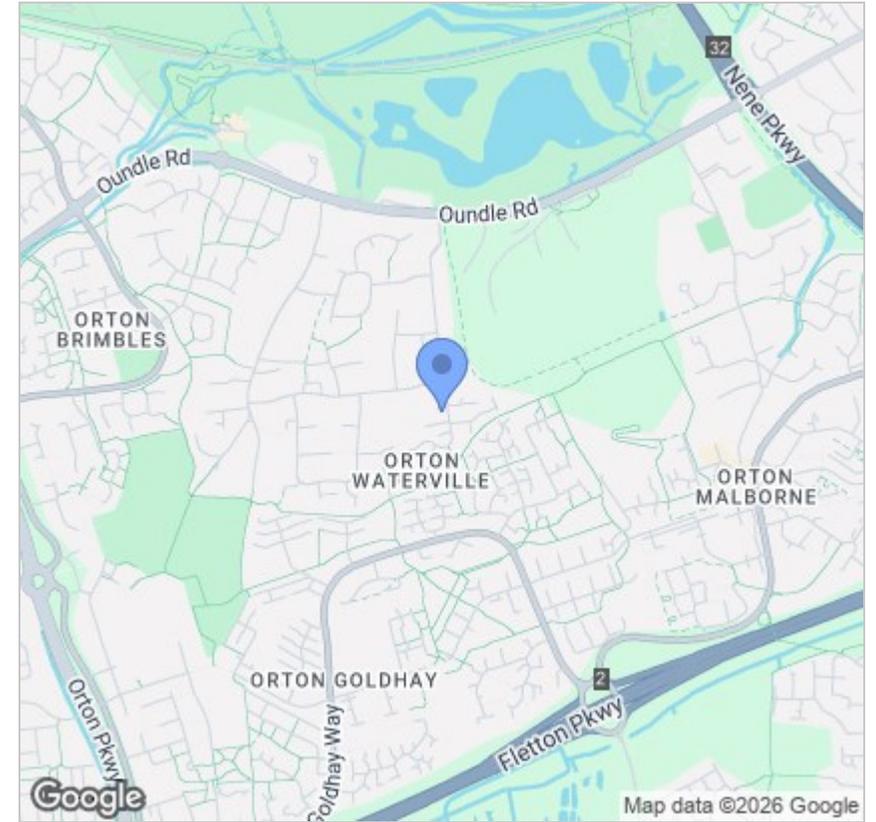




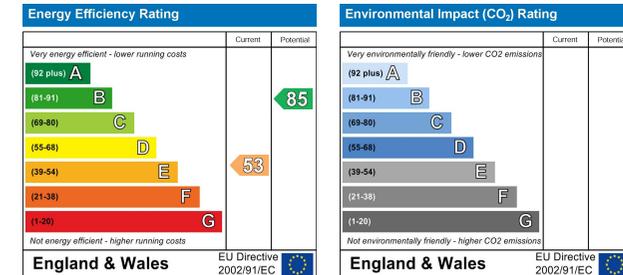
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Lettings Office on 01733 973673 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Firmin & Co.**  
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