



FITZJOHN
SALES & LETTINGS

62 Hargate Way,
Hampton Hargate, Peterborough,
Cambridgeshire, PE7 8DS

Tel 01733 555520
info@fitzjohnstateagents.com
www.fitzjohnstateagents.com



13 Cherry Orton Road Orton Waterville Peterborough PE2 5EF

Guide price £575,000



*** LOCATION, LOCATION, LOCATION *** Located in the sought after Waterville Village is this Grade II listed detached period cottage dating Circa 1750. Within close reach to Ferry Meadows Country Park, Golf Course, Rowing Lake, Waterville Church and local shops. The property has development/annexe potential (STPP).

The property benefits from lots of original features such as an Inglenook fireplace, exposed beams, ledge and brace doors, new thatched roof in 2023 and refurbished with Listed consent in 1995. Offering three bedrooms, three reception areas and two bathrooms. The beautiful established gardens sit on a third of an acre plot (STS). A separate range of brick built outbuildings (1980 not listed) comprises of two workshops, store, office and reception, WC with light, power and heating (currently registered business use). Would suite a small business, work from home, studio or ancillary accommodation (STPP). An extensive driveway provides off road parking. Some further updating may be required. *** THIS PROPERTY MUST BE VIEWED TO SEE THE FULL POTENTIAL ***



Entrance Door

Dining Room 4.37m (14'4) x 3.66m (12'0)

Living Room 4.29m (14'1) x 3.71m (12'2)

Kitchen 5.26m (17'3) x 4.32m (14'2)

Utility 2.13m (7'0) x 1.80m (5'11)

Bathroom

Garden Room 5.89m (19'4) x 2.64m (8'8)

First Floor Landing

Bedroom One 4.57m (15'0) x 3.73m (12'3)

Bedroom Two 4.11m (13'6) x 3.89m (12'9)

Bedroom Three 3.76m (12'4) x 2.64m (8'8)

OUTSIDE

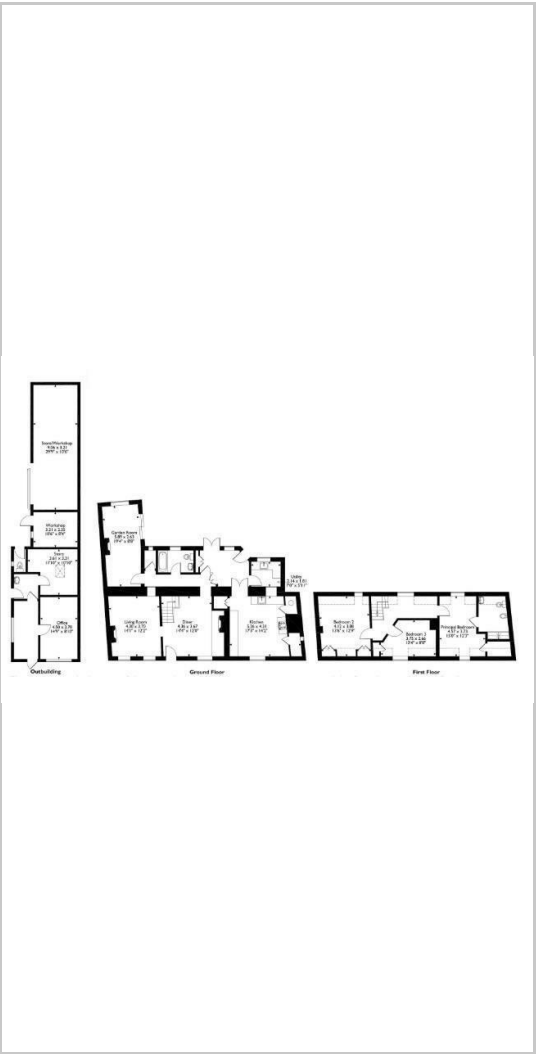
The beautiful established gardens sit on a third of an acre plot (STS). A separate range of brick built outbuildings (1980 not listed) comprises of two workshops, store, office and reception, WC with light, power and heating (currently registered business use). Would suite a small business, work from home, studio or ancillary accommodation (STPP). An extensive driveway provides off road parking.

*** If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property ***

Area Map



Floor Plans



Energy Efficiency Graph

