



**FITZJOHN**  
SALES & LETTINGS

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## 25 Valence Road Orton Waterville Peterborough PE2 5HJ

Guide price £350,000



Redecorated and well presented throughout is this detached bungalow located in the sought after area of Orton Waterville. Within close proximity to Waterville Church, shops, schools, Ferry Meadows Country Park and Golf Course. Accommodation comprises three bedrooms, refitted kitchen, refitted bathroom and refitted gas central heating. A driveway provides off road parking and leads to the single garage. To the rear is an established good sized rear garden.



Entrance Hall

Lounge/Dining Room 4.72m (15'6") x 3.36m (11'0")

Bedroom 1 4.36m (14'4") x 3.18m (10'5")

Bedroom 2 / Dining Room 3.33m (10'11") x 3.29m (10'9")

Bedroom 3 3.33m (10'11") x 2.33m (7'8")

Kitchen 2.77m (9'1") x 3.06m (10'1")

Porch

Bathroom

OUTSIDE

Established garden to rear enclosed with panelled fencing, laid to lawn and paved patio seating area.

\*\*\* 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

