



FITZJOHN
SALES & LETTINGS

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55 Church Drive Orton Waterville Peterborough PE2 5HH

£400,000



NO FORWARD CHAIN with this detached family home located in the sought after area of Orton Waterville. The property is close to Waterville Church, Ferry Meadows Country Park, Golf Course, is within easy access to the A1m and conveniently located to the shops. A bus route is located in Orton Waterville giving ease of transport to the City Centre and train station. The property has a great potential to be extended (STPP). Accommodation comprises entrance hall, living/dining room, kitchen, conservatory, downstairs bathroom, three bedrooms and shower room to the first floor. An enclosed good sized garden can be found to the rear with apple & pear fruit trees. A block paved driveway to the front provides ample off road parking for several vehicles and leads to the single garage.



Entrance Hall Radiator, fitted carpet, coving to textured ceiling, stairs to first floor and door to:

Lounge/Diner 7.92m (26") x 3.81m (12'6") Window to rear, feature coal effect gas fireplace set in tiled surround, two radiators, fitted carpet, TV point, coving to textured ceiling, patio door, double door to sun room.

Kitchen 3.81m (12'6") x 2.67m (8'9") Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, built-in fridge/freezer, dishwasher and automatic washing machine, built-in fan assisted oven, built-in four ring gas hob with extractor hood over, window to front, tiled flooring, textured ceiling.

Sun Room Window to rear, window to side, wooden flooring, TV point, door to:

Downstairs Bathroom Fitted with three piece suite comprising panelled bath with separate shower over, pedestal wash hand basin and low-level WC, tiled surround, vinyl flooring with sunken ceiling spotlights.

First Floor Landing Fitted carpet. Doors off to:

Bedroom 3 2.77m (9'1") x 2.64m (8'8") Window to side, radiator, fitted carpet, textured ceiling.

Bedroom 2 4.04m (13'3") x 3.71m (12'2") Window to rear, radiator, fitted carpet, coving to textured ceiling.

Shower Room Fitted with three piece suite comprising shower cubicle, pedestal wash hand basin, low-level WC and heated towel rail tiled surround, vinyl flooring.

Bedroom 1 4.22m (13'10") x 2.69m (8'10") Window to front, radiator, fitted carpet, coving to textured ceiling, double door to built-in double wardrobes with hanging rails.

Outside Enclosed good sized garden to rear with wooden panelled fence. The garden is mainly laid to lawn with well stocked flower and shrub borders with fruit trees and flower beds. Gated side access to front, greenhouse and timber garden shed. Garage with window to rear and up and over door.

*** 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

