



**FITZJOHN**  
SALES & LETTINGS

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## 12 Hillward Close Orton Longueville Peterborough PE2 7AB

Guide price £265,000

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NO FORWARD CHAIN with this detached bungalow, having been recently decorated throughout and located in a sought after area. Accommodation comprises gas central heating, double glazing, two bedrooms, living room, kitchen, bathroom and enclosed garden to rear. A block paved driveway to the front provides ample off road parking and leads to the detached single garage. \*\*\* AN EARLY VIEWING IS ESSENTIAL \*\*\*





Entrance Hall Parquet wooden flooring, coving to textured ceiling.

Living Room 3.96m (13') x 3.56m (11'8") Bow window to front, feature coal effect gas fireplace set in brick built surround, radiator, parquet wooden flooring.

Kitchen 4.03m (13'3") max x 3.56m (11'8") Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge, built-in fan assisted oven, built-in four ring gas hob with extractor hood over, radiator.

Bathroom Fitted with three piece suite comprising panelled bath with separate shower over, pedestal wash hand basin and low-level WC, tiled surround, window to rear, radiator, vinyl flooring, coving to textured ceiling.

Bedroom 1 3.96m (13') x 3.25m (10'8") Bow window to front, radiator, parquet wooden flooring, coving to textured ceiling.

Bedroom 2 3.35m (11') x 2.65m (8'8") Radiator, parquet wooden flooring, coving to textured ceiling, double door to cupboard.

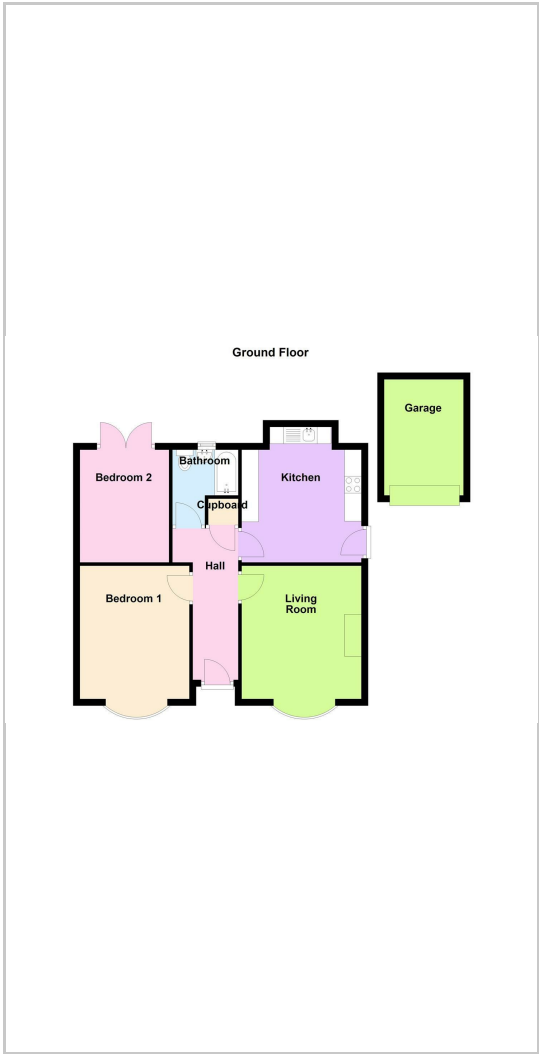
Outside  
Enclosed by wooden panelled fence, paved sun patio with seating area, mainly laid to lawn with well stocked flower and shrub borders and gated side access to front. Garage with power and light connected, remote-controlled electric roller door.

\*\*\* 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

