



12a Talbot Avenue, Orton Longueville PE2 7AT

£325,000



*** EXTENDED AND HIGHLY REFURBISHED 4 BEDROOM BUNGALOW *** " Guide price £325,000 - £335,000. With new flooring, doors, windows, rewiring and more, this extended 4 bedroom bungalow awaits it's new owner.. Featuring an entrance hall, 4 bedrooms, office, bathroom, wc, kitchen/living space and conservatory. Located in the very desirable location of Orton Longueville and nestled at the end of a cul de sac. The home is immaculately presented - to appreciate it, a viewing is highly recommended. EPC Energy Rating - B/Council Tax Band - D "

ENTRANCE HALL

Door to front, two radiators, two skylights, cupboard and door to side.

KITCHEN / LIVING / BREAKFAST

22' 9" x 11' 1" (6.93m x 3.38m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap over, integrated oven, hob with extractor fan over, integrated microwave, dishwasher, space for a fridge/ freezer, plumbing for a washing machine, media wall and radiator. UPVC triple glazed window to side, UPVC triple glazed window to front.

CONSERVATORY

11' 6" x 7' 3" (3.51m x 2.21m) (approx) Door to rear, windows to sides and radiator.

BEDROOM 1

12' 1" x 11' 2" (3.68m x 3.40m) (approx) UPVC triple glazed window to rear, built in wardrobes and radiator.

BATHROOM

11' 0" x 5' 9" (3.35m x 1.75m) (approx) Fitted with a four piece suite comprising low level W/C, wash hand basin with mixer tap, shower cubicle, bath and heated towel rail. UPVC triple glazed window to front.

BEDROOM 2

11' 9" x 5' 7" (3.58m x 1.70m) (approx) UPVC triple glazed window to side, cupboard and radiator.

CLOAKROOM

5' 7" x 4' 3" (1.70m x 1.30m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin with mixer tap and heated towel rail.

BEDROOM 4

11' 1" x 6' 3" (3.38m x 1.91m) (min) (approx) UPVC triple glazed window to rear, cupboard and radiator.

BEDROOM 3

11' 2" x 7' 1" (3.40m x 2.16m) (approx) UPVC triple glazed Window to side, cupboard and radiator.

OFFICE

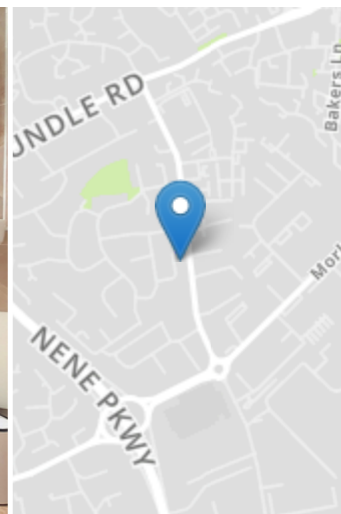
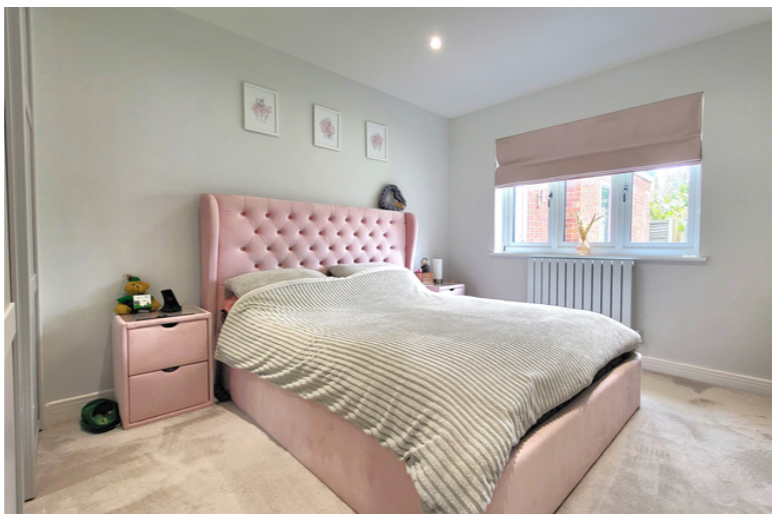
5' 9" x 5' 7" (1.75m x 1.70m) (approx) UPVC triple glazed window to side and cupboard.

OUTSIDE

The front of the property has parking. The rear of the property has a low maintenance garden.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	