



64 Lansdowne Walk, Orton Longueville PE2 7GE

£180,000



\*\*\* IDEAL 1ST TIME BUY OR INVESTMENT OPPORTUNITY \*\*\* " Located in Orton Longueville, this 2 bedroom home is an ideal investment or first time buy opportunity. Featuring an entrance, kitchen, living room, lean to conservatory, 2 bedrooms, bathroom and garden. Viewings re highly recommended to appreciate the location of this cul de sac. EPC Energy Rating - C/ Council Tax Band - A "

**ENTRANCE**

2' 9" x 5' 9" (0.84m x 1.75m) (approx) Door to front and radiator.

**KITCHEN**

8' 4" x 8' 6" (2.54m x 2.59m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, plumbing for a washing machine, integrated oven and hob, integrated dishwasher and space for a fridge/freezer. UPVC double glazed window to front.

**LIVING ROOM**

11' 9" x 15' 4" (3.58m x 4.67m) (approx) Stairs to first floor, radiator and door to:-

**LEAN TO**

Windows to rear and sides and sliding door to rear. There is electric underfloor heating.

**FIRST FLOOR LANDING**

Loft access.

**BEDROOM 1**

9' 4"(min) (2.84m) 13' 0" (max) x 11' 9" (3.96 x 3.58m)(approx) Window to rear, wardrobe and radiator.

**BEDROOM 2**

5' 8" x 11' 5" (1.73m x 3.48m) (approx) Window to front and radiator.

**BATHROOM**

5' 7"(max) x 8' 4"(max) (1.70m x 2.54m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over, radiator and cupboard with boiler enclosed. Window to front.

**OUTSIDE**

Low maintenance rear garden, allocated parking space.

**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.

