

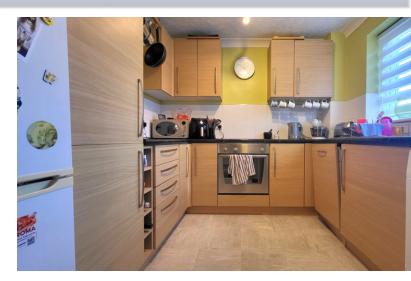
'Making your move easier'



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 ".



# 'Making your move easier'

## ENTRANCE

2' 9" x 5' 9" ( $0.84m \times 1.75m$ ) (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

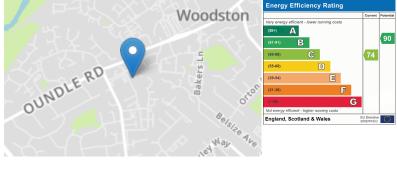
5' 7"(max) x 8' 4"(max) ( $1.70m \times 2.54m$ ) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over, radiator and cupboard with boiler enclosed. Window to front.

#### 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.





roperty details herein do not form part or all of an offer or contract. Any measurements included are for guidance only and, as such, must ot be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services, neither ave we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and curacy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown re not to scale and are meant as a guide only. 1110 Lincoln Road Peterborough, PE4 6BP T: 01733 574969