



Benyon Grove, Orton Malborne PE2 5XS

£235,000



*** CUL DE SAC LOCATION *** " On a generous plot and well presented throughout, this 2 bedroom detached bungalow is within close proximity to local amenities and transport links. The bungalow itself features an entrance hall, modern kitchen, living room, conservatory, 2 bedrooms and bathroom. Viewings are essential to appreciate the garden size! Council Tax Band - C / EPC Energy Rating - D ".

- ENTRANCE**

6' 7" (max) (2.01m) 4' 4" (min) x 12' 0" (1.32m x 3.66m) (approx) Door to front, radiator, access to loft and two cupboards.
- KITCHEN**

10' 6" (min) (3.20m) 11' 9" (max) x 8' 1" (3.58m x 2.46m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with mixer tap, integrated electric hob and oven, space for undercounter fridge, space for undercounter freezer and space for washing machine. Door to rear, UVPC window to rear and radiator.
- LIVING ROOM**

19' 3" (into bay) (5.87m) 16' 6" (min) x 10' 2" (5.03m x 3.10m) (approx) Bay window to front and two radiators. Sliding door to rear.
- CONSERVATORY**

17' 9" x 7' 6" (5.41m x 2.29m) (approx) Door to rear, window to rear and sides.
- BEDROOM ONE**

9' 9" x 10' 3" (max) (2.97m x 3.12m) (approx) UVPC window to rear, radiator and built in wardrobes.
- BEDROOM TWO**

8' 4" (min) (2.54m) 11' 1" (max) x 8' 8" (max) (3.38m x 2.64m) 6' 2" (min) (1.88m) (approx) L-shaped. UVPC window to side and radiator.
- SHOWER ROOM**

6' 1" x 6' 7" (1.85m x 2.01m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle. UVPC window to side and heated towel rail.
- GARAGE**

16' 8" x 8' 1" (5.08m x 2.46m) (approx) Up and over door to front.
- 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		
Very energy efficient - lower running costs	Current	Potential
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

