



FITZJOHN
SALES & LETTINGS

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39 Valence Road Orton Waterville Peterborough PE2 5HJ

Offers in excess of £450,000



An extended and much improved detached family property on an extensive plot with tree line views to the rear. The property is located in the sought after area of Orton Waterville, within easy reach of Waterville Church, Ferry Meadows Country Park and Golf Course. Accommodation offers four bedrooms, master bedroom suite to ground floor with doors leading off to the garden area, refitted modern kitchen with integrated appliances, separate lounge, open plan dining room and garden room. The property benefits from a refitted family bathroom and en suite. Positioned on an extensive plot this property has development potential and an extensive parking area. *** A VIEWING IS A MUST ***



Entrance Hall 3.62m (11'11") x 3.13m (10'3")

Cloakroom 1.81m (5'11") x 0.80m (2'7")

Lounge 4.52m (14'10") x 3.63m (11'11")

Kitchen/Dining Room 5.80m (19') x 2.76m (9'1")

Garden Room 4.04m (13'3") x 2.95m (9'8")

Hall 2.14m (7') x 0.96m (3'2")

Master Bedroom 5.20m (17'1") x 3.46m (11'4")

En-suite 2.92m (9'7") x 1.80m (5'11")

First Floor Landing

Bedroom 2 3.89m (12'9") x 3.16m (10'4")

Bedroom 3 3.24m (10'7") x 3.16m (10'4") max

Family Bathroom 2.54m (8'4") x 1.74m (5'8")

Bedroom 4 3.89m (12'9") x 2.54m (8'4")

OUTSIDE

Positioned on an extensive plot this property has ample off road parking for a number of vehicles. Enclosed good sized garden to the rear with panelled fencing, lawn area and seating area.

*** If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 55520. 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

