



FITZJOHN
SALES & LETTINGS

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21 Talbot Avenue Orton Longueville Peterborough PE2 7AT

Guide price £320,000



*** NO CHAIN *** A modern bungalow located in the sought after area of Orton Longueville, having been much improved and well presented throughout. The property offers versatile accommodation over two floors with three bedrooms, master bedroom with en suite and two further bedrooms to the ground floor or potential for additional reception/ garden room. There is a refitted modern kitchen with integrated appliances, refitted bathroom and en suite. Fitted to the property is an energy efficient air source heat pump. Positioned on a large plot the property benefits from an established landscaped garden with seating/entertaining area and hot tub. A block paved driveway provides ample off road parking and leads to the single garage. *** VIEWING IS A MUST !!! ***



Entrance Hall 1.50m (4'11) x 1.75m (5'9)

Lounge Diner 4.01m (13'2) x 5.56m (18'3)

Kitchen 3.20m (10'6) x 3.00m (9'10)

Shower Room 1.63m (5'4) x 1.93m (6'4)

Inner Hallway 1.93m (6'4) x 1.02m (3'4)

Garden Room/Bedroom Three 2.72m (8'11) x 3.48m (11'5)

Bedroom Two 2.72m (8'11) x 3.43m (11'3)

First Floor Landing

Bedroom One 3.76m (12'4) x 4.98m (16'4)

En Suite 2.62m (8'7) x 1.24m (4'1)

OUTSIDE

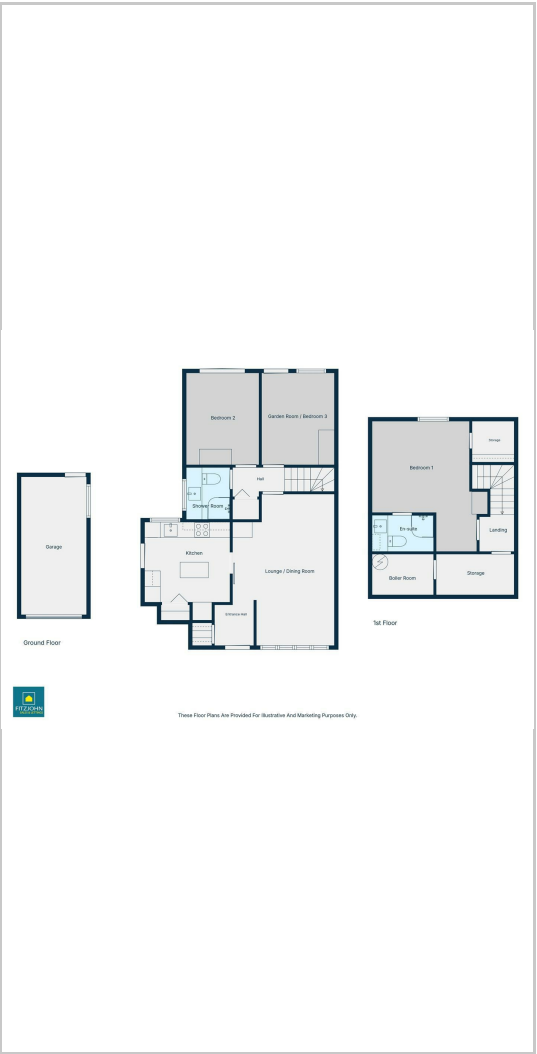
Enclosed good sized garden to rear, laid to lawn, established border, decked seating area and paved patio seating area. Block paved frontage providing ample off road parking.

*** If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. 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

