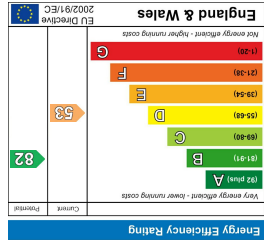


Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



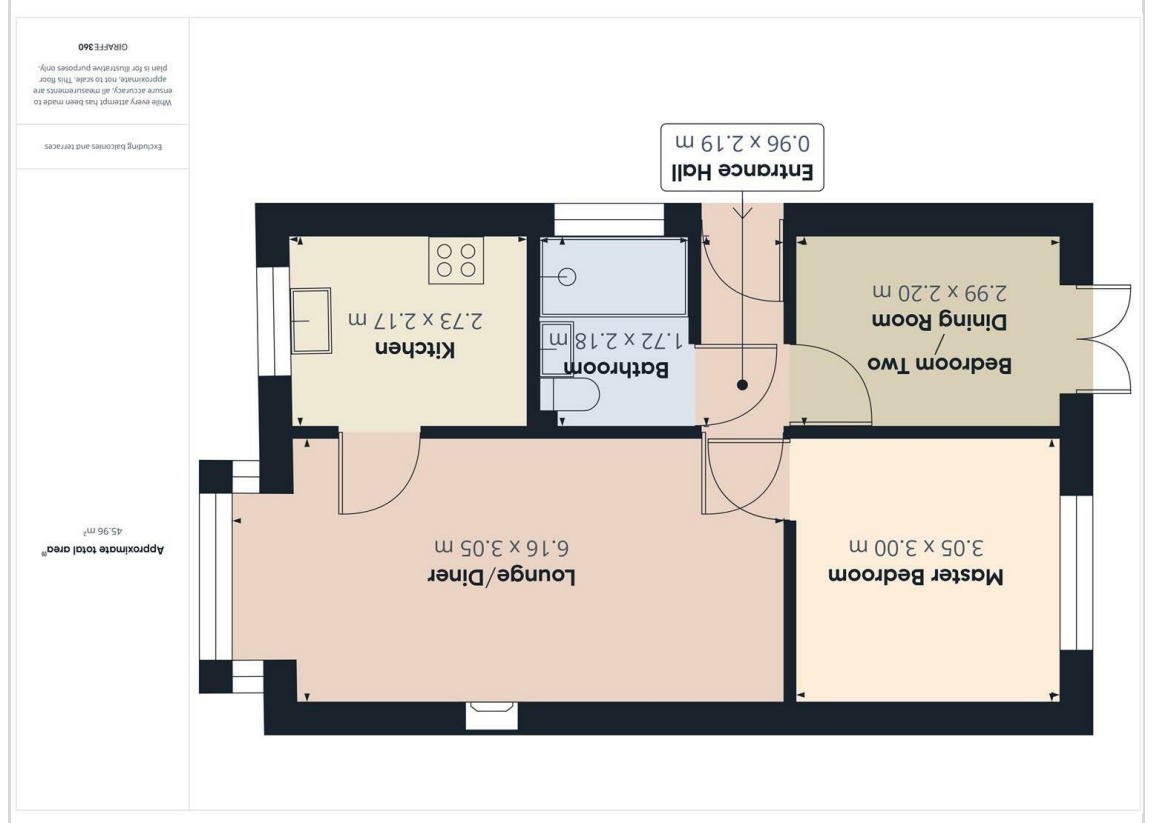
Energy Efficiency Graph

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



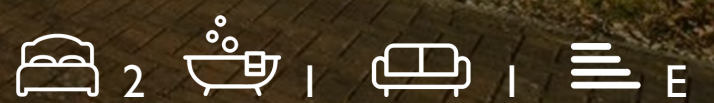
Area Map



Floor Plan



30 Beverstone
Orton Brimbles, Peterborough, PE2 5YN
Guide Price £130,000



30 Beverstone

Orton Brimbles, Peterborough, PE2

SYN
City and County are pleased to market this immaculate, over 55s, two bedroom detached bungalow, located in a quiet Cul-de-Sac in Orton Brimbles, Peterborough. Offering NO FORWARD CHAIN, driveway for two cars, walking distance to ferry meadows and local transport links.

Briefly comprising, entrance hall, through to a good-sized lounge diner with bay window looking out to the front of the property. Modern kitchen that is fitted with a matching range of base and eye level units with space for a washing machine and fridge/freezer. Integrated oven with a four-ring electric hob with an extractor over. Double bedroom with fitted wardrobes, bedroom two/dining room, and a good sized family bathroom that is fitted with a three-piece suite comprising a WC, wash hand basin and a walk-in shower. Tiled flooring and tiled surround. To the rear, there is a communal garden which is mainly laid to lawn with a large storage shed. To the front, there is a blocked paved drive allowing off road parking for two cars, and a small laid to lawn garden. Please call today for a viewing!

Entrance Hall

3'1" x 7'2"

Bathroom

5'7" x 7'1"

Kitchen

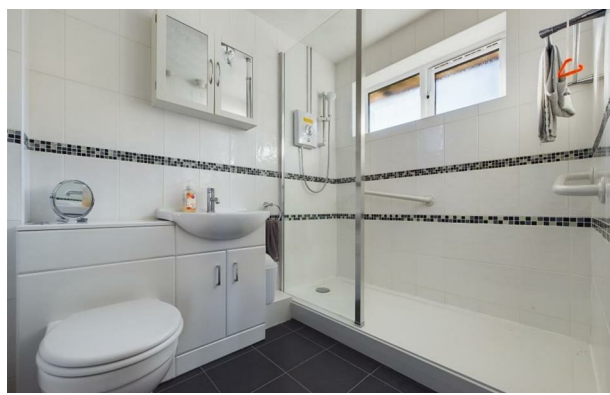
8'11" x 7'1"

Lounge / Diner

20'2" x 10'0"

Master Bedroom

10'0" x 9'10"



Bedroom Two / Dining Room

9'9" x 7'2"

EPC - E
52/83

Tenure - Leasehold

At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by your solicitor upon receipt of the management pack, when a sale has been agreed.

Years Remaining on the lease - 99 years

Ground rent and Service Charge £2160 pa (£180 pcm)