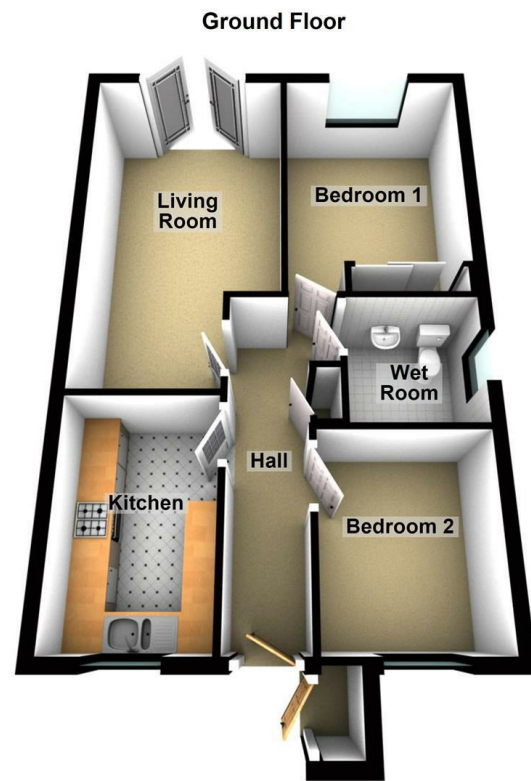




HALLWAY

KITCHEN

LIVING ROOM

BEDROOM 1

WET ROOM

BEDROOM 2



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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

Five Arches
Orton Wistow, Peterborough, PE2 6FQ
£200,000



Five Arches

Orton Wistow, Peterborough

PE2 6FQ

Offered with no forward chain, this well-presented two-bedroom bungalow sits within a popular over-55s development with the reassurance of a 24-hour on-site warden. Conveniently located near shops, bus routes and Ferry Meadows, this home offers peaceful and low-maintenance living.

• 114 YEAR LEASEHOLD PROPERTY

• OVER 55'S BUNGALOW DEVELOPMENT

• TWO BEDROOMS WITH FITTED WARDROBES TO THE MAIN BEDROOM

• LARGE PRIVATE REAR GARDEN

• MODERN KITCHEN WITH FITTED APPLIANCES

• POPULAR AREA LOCATED NEW BUS ROUTES AND AMENITIES

• ON SITE WARDEN AND 24 HOUR EMERGENCY CARE LINE

• GOOD CONDITION THROUGHOUT

• WET ROOM WITH FITTED SHOWER

• CALL OUR OFFICE FOR MORE INFORMATION

Viewings: By appointment

£200,000

HALLWAY
UPVC door to front, fitted carpet, airing cupboard.

KITCHEN
10'10" x 6'10"
UPVC double glazed window to front, modern fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles behind, integrated fridge, freezer, dishwasher, washing machine and oven, four ring hob, extractor fan fitted above, fitted 1 1/2 bowl sink drainer.

LIVING ROOM
17'6" max x 9'7"
UPVC double glazed French doors to rear, fitted carpet, radiator.

BEDROOM 1
12'7" x 8'10"
UPVC double glazed window to rear, fitted carpet, radiator, fitted double wardrobes with sliding doors.

WET ROOM
6'2" x 5'7"
Obscure uPVC double glazed window to side. Three piece suite with wash basin, WC, shower fitted, wet room floor, radiator.

BEDROOM 2
8'11" x 7'7"
UPVC double glazed window to front, fitted carpet, radiator.

OUTSIDE
Enclosed rear garden with large patio area, gated side access, lawn, variety of shrub and flower bed borders, timber shed.

TENURE
Leasehold. 114 years.

SERVICES
Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

MARKETING INFORMATION
Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.
All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.
None of the appliances, services or equipment described or shown have been tested.

PROPERTY INFORMATION
Service charge: £218 per month. This covers building insurance, window cleaning, maintenance of the front garden and communal areas, a 24-hour on-site warden, and internal emergency pull cords.

Prospective buyers will be required to meet with the development's warden to ensure they meet the criteria for residency.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC