



HALLWAY

KITCHEN

LIVING ROOM

CONSERVATORY

BEDROOM 1

WET ROOM

BEDROOM 2



**Woodcock Holmes**

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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  
£194,500



## Five Arches Orton Wistow, Peterborough PE2 6FQ

Two-bedroom bungalow with conservatory in a popular over-55s development, offered with no forward chain and close to local amenities."

- OVER 55S DEVELOPMENT OF BUNGALOWS
- TWO BEDROOMS
- RECENTLY RE-DECORATED THROUGHOUT
- MODERN AND STYLISH FITTED KITCHEN
- CONSERVATORY OFF THE LIVING ROOM LEADING TO THE GARDEN
- NO FORWARD CHAIN
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- ON SITE WARDEN AND 24 HOUR EMERGENCY CARE LINE

Viewings: By appointment  
£194,500

### HALLWAY

Door to front, fitted carpet, radiator, emergency pull cord, airing cupboard, access to:

### KITCHEN

10'9" x 7'4"  
UPVC double glazed window to front, modern fitted kitchen with a matching range of base and eye level units, space for appliances, 1 1/2 bowl sink drainer, fitted oven and grill, four ring hob.

### LIVING ROOM

17'6" x 9'8"  
UPVC double glazed patio doors to conservatory at the rear aspect, fitted carpet, radiator, emergency pull cord.

### CONSERVATORY

7'5" x 7'7"  
UPVC construction, polycarbonate roof, access to the garden.

### BEDROOM 1

10'3" x 8'10"  
UPVC double glazed window to rear, fitted carpet, radiator, emergency pull cord, fitted double wardrobe with sliding doors.

### WET ROOM

6'3" x 5'8"  
Wet room floor, fully tiled walls, wash hand basin, WC, fitted electric shower, radiator, emergency pull cord.

### BEDROOM 2

8'10" x 7'10"  
UPVC double glazed window to front, fitted carpet, radiator, emergency pull cord.

### OUTSIDE

The rear garden is low-maintenance, enclosed and thoughtfully laid out with a mix of lawn and patio, along with mature planting and a useful timber shed.

### TENURE

Leasehold - 114 years remaining.

### 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) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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