



Connells

Beverstone
Orton Brimbles PETERBOROUGH



Property Description

This well-presented semi-detached bungalow offers comfortable and practical single-storey living, ideal for a range of buyers. Situated within a warden-assisted over 55's managed estate, the property benefits from emergency call cords fitted throughout, providing added peace of mind and security.

The accommodation is entered via a central hallway, providing access to all principal rooms. To the front of the property is a spacious and light-filled lounge, offering a welcoming living space. The kitchen is positioned centrally and features fitted units, work surfaces and access into a lean-to area, which in turn provides access to the rear garden.

There are two well-proportioned bedrooms, both offering flexibility for sleeping, guest accommodation or home working. The layout is completed by a wet room, positioned conveniently off the hallway.

Externally, the property benefits from a communal garden. Additional features include on-street parking, a driveway and a garage, providing useful storage and parking options.

This bungalow combines a practical layout with convenient outdoor space, all within a popular and well-supported residential setting.

Entrance Hall

door to front and storage cupboard.

Lounge

Bay window to the front, carpet, coving, electric heater.

Kitchen

Door to lean to, tiled flooring and splashbacks, high and low level storage with worktops over, oven, space for appliances, stainless steel sink/drainers with mixer tap.

Lean To

Door to side.

Wet Room

Window to the rear, wet room flooring, tiled walls, WC, wash hand basin and walk in shower.

Bedroom One

Window to the rear, laminate flooring and electric heater.

Bedroom Two/Office

Double door to rear, laminate flooring and electric heater.

Outside

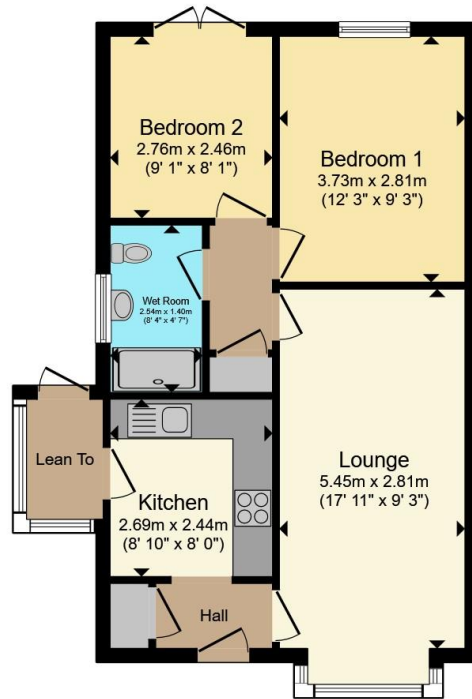
Communal Garden

Laid to lawn and patio area.

Front

Side garden and front garden, on street parking, driveway and garage.





Ground Floor

Total floor area 53.1 m² (572 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01733 314 775
E peterborough@connells.co.uk

14 Cowgate
 PETERBOROUGH PE1 1NA

EPC Rating: E Council Tax Band: B

Service Charge: 2760.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/PBO312904](https://www.connells.co.uk/Property/PBO312904)

This is a Leasehold property with details as follows; Term of Lease 99 years from 28 Oct 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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