Floor Plan

HALLWAY

KITCHEN

LIVING ROOM

CONSERVATORY

BEDROOM 1

SHOWER ROOM

BEDROOM 2

Woodcock Holmes
20a Tesla Court, Innovation Way, Peterborough PE2 6FL

01733 303111
info@woodcockholmes.co.uk

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 logal 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

Well-presented over-55s bungalow with modern kitchen, stylish tiled shower room, conservatory and private garden, set in a quiet Orton Wistow cul-de-sac with shops and transport close by.

- AVAILABLE WITH NO FORWARD CHAIN
- TWO BEDROOM BUNGALOW
- GOOD CONDITION THROUGHOUT
- MODERN KITCHEN WITH FITTED APPLIANCES
- STYLISH FULLY TILED THREE-PIECE SHOWER ROOM
- CONSERVATORY OVERLOOKING THE PRIVATE GARDEN
- ON SITE WARDEN AND 24 HOUR EMERGENCY CARE LINE
- OVER 55'S RETIREMENT DEVELOPMENT

Viewings: By appointment
£200,000

HALLWAY
Door to front, fitted matwell, fitted carpet, radiator, store cupboard, emergency pull cord.

KITCHEN
10'10" x 7'2"
UPVC double glazed window to front, modern fitted kitchen with a matching range of base and eye level units, fitted worktop with splashback tiles behind, a fitted stainless steel sink drainer, fitted oven, fitted four ring hob with extractor fan fitted over, integrated fridge and freezer, space for further appliances, radiator, emergency pull cord.

LIVING ROOM
17'6" x 9'9"
Double glazed patio doors leading to the conservatory, fitted carpet, radiator, emergency pull cord.

CONSERVATORY
6" x 9'4"
UPVC construction, vinyl flooring, single door to side leading into the garden.

BEDROOM 1
12'6" x 8'10"
UPVC double glazed window to rear, fitted carpet, radiator, fitted double wardrobes, emergency pull cord. .

SHOWER ROOM
6" x 5'8"
Obscure uPVC double glazed window to side, fully tiled walls and tiled flooring, three-piece suite with WC, wash hand basin, electric heater, shower cubicle, emergency pull cord.

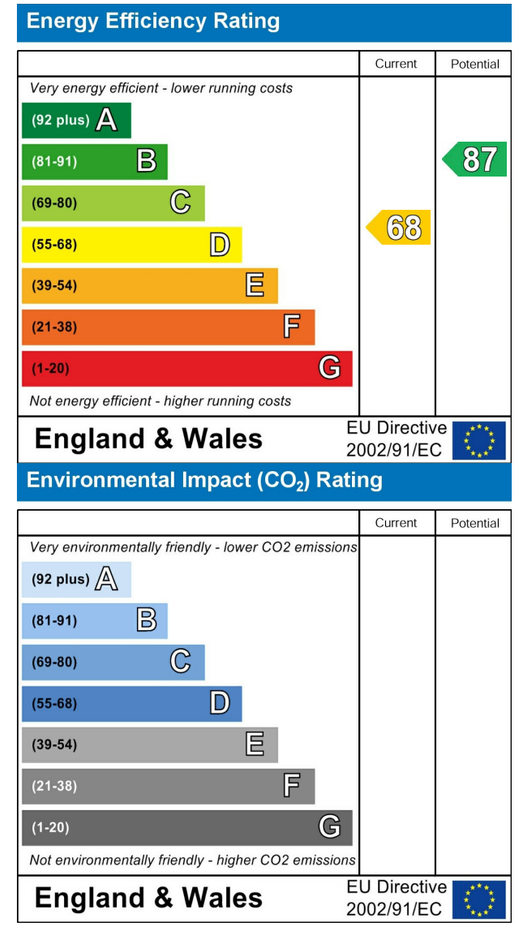
BEDROOM 2
8'11" x 7'10"
UPVC double glazed window to front, fitted carpet, radiator, fitted double wardrobe, emergency pull cord.

OUTSIDE
The front of the property has a meter and store cupboard. There is communal off road parking to the front.
At the rear of the property is an enclosed easy maintenance garden mainly laid with patio with hedge borders and timber fencing.

TENURE
Leasehold - 62 years remaining. Please call our office for more information on a lease extension.

SERVICES
Services, systems, and appliances shown have not been tested and no guarantee on their operability or efficiency can be given.

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, they do not constitute any part of an offer or contract. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. 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.