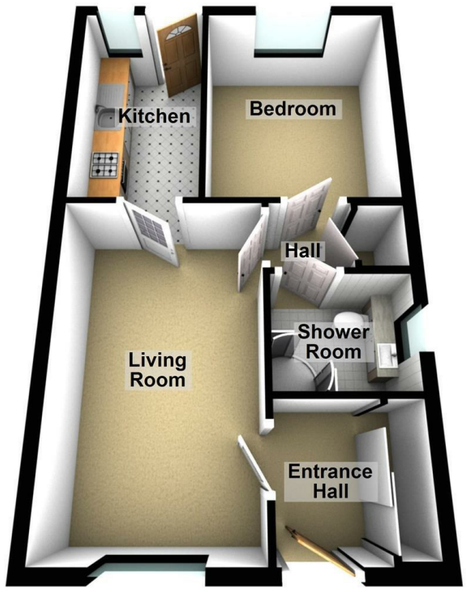
Floor Plan



ENTRANCE HALL

LIVING ROOM

KITCHEN

INNER HALL

BEDROOM

SHOWER ROOM

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

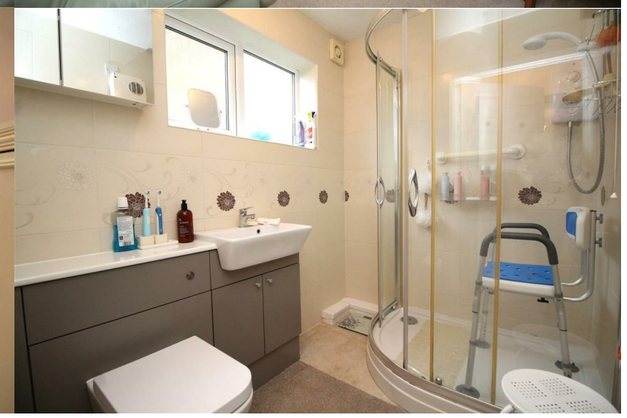
01733 303111
info@woodcockholmes.co.uk

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.

12 Beverstone

Peterborough, PE2 5YN

£99,995



12 Beverstone
Peterborough
PE2 5YN

Over-55s retirement bungalow situated in a quiet cul-de-sac in the popular Orton Brimbles, close to local shops, bus routes and Ferry Meadows Country Park. Offered with no forward chain, the property is well presented throughout and benefits from off-road parking, a private rear garden and on-site warden support.

- AVAILABLE WITH NO FORWARD CHAIN
- GOOD CONDITION READY TO MOVE STRAIGHT IN
- OVER 55'S DEVELOPMENT
- OFF ROAD PARKING TO THE FRONT OF THE HOME
- QUIET CUL-DE-SAC LOCATION
- GARDEN SPACE TO THE REAR
- UPVC DOUBLE GLAZED THROUGHOUT
- CLOSE TO LOCAL SHOPS, BUS ROUTES AND FERRY MEADOWS

Viewings: By appointment
£99,995

ENTRANCE HALL
UPVC door to front, fitted carpet, double storage cupboard with sliding doors.

LIVING ROOM
UPVC double glazed window to front, fitted carpet, electric storage heater, access to:

KITCHEN
11'3" x 6'4"
UPVC double glazed window and door to rear, fitted kitchen with a matching range of base and eye level units, fitted worktops with splashback tiles behind and fitted sink drainer, fitted oven, fitted four ring hob, space for appliances.

INNER HALL
Fitted carpet, airing cupboard with hot water cylinder, access to:

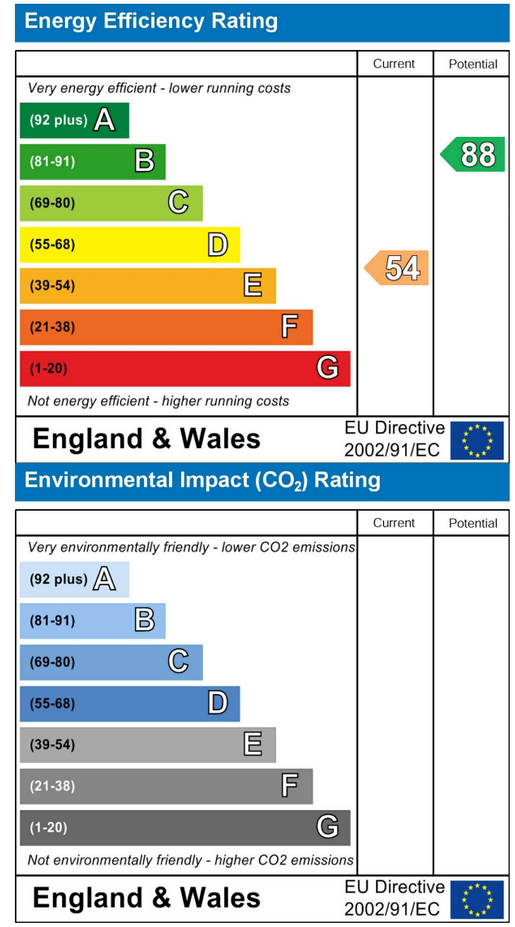
BEDROOM
11'3" x 9'5"
UPVC double glazed window to rear, fitted carpet, wall mounted electric heater, fitted wardrobes.

SHOWER ROOM
Obscure uPVC double glazed window to side, three piece suite with shower cubicle, wash hand basin and WC in vanity units, splashback tiles walls, mix of fitted carpet and tiled flooring, wall mounted electric heater and convector heater.

OUTSIDE
Off road parking to the front, space for 1/2 vehicles with extra wide space, path leading to the front door and side of the property to the rear garden. Open garden space with lawn area, patio space x2 and manual awning off the rear of the bungalow.

COUNCIL TAX/TENURE/EPC
Tenure (LEASEHOLD), council tax band (A), and EPC rating (E) details are provided by the vendor or relevant authority and should be verified by prospective buyers.

SERVICES
Services, systems, and appliances shown have not been tested and no guarantee as to 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 and 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.

AGENT NOTES
The current lease length is 78 years. On purchase of the bungalow, the lease will automatically renew to 99 years. All buyers are required to have a meeting with the warden to confirm your suitability.