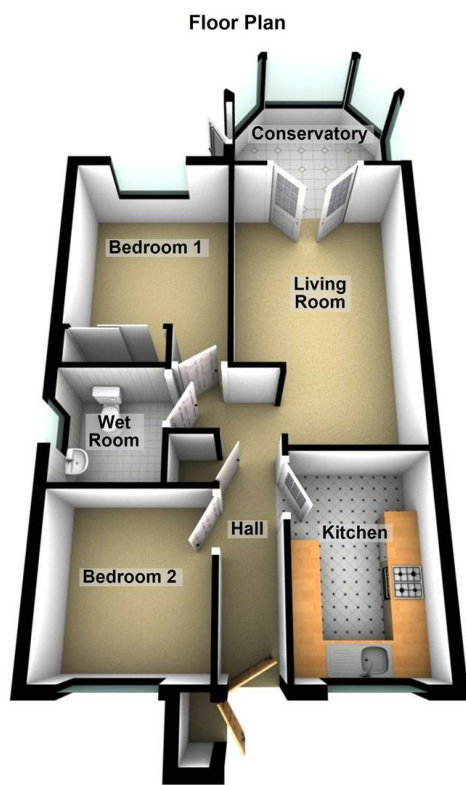




HALLWAY

KITCHEN

LIVING ROOM

CONSERVATORY

BEDROOM 1

WET ROOM

BEDROOM 2

## Woodcock Holmes

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

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info@woodcockholmes.co.uk

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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.

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WOODCOCK HOLMES



**25 Five Arches**  
Orton Wistow, Peterborough, PE2 6FG  
£200,000





## 25 Five Arches

### Orton Wistow, Peterborough

### PE2 6FG

Don't miss out on this rare opportunity, this over 55's bungalow is situated in a quiet cul-de-sac in the popular Orton Wistow, close to Ferry Meadows. Ideal for anyone looking for independent living with the support your may sometimes need. Available with No Forward Chain, get in touch for more info.

- OVER 55'S BUNGALOW DEVELOPMENT
- GOOD CONDITION THROUGHOUT
- CONSERVATORY OFF THE LIVING ROOM
- TWO BEDROOMS - FITTED DOUBLE WARDROBES TO THE MAIN BEDROOM
- MODERN FITTED KITCHEN WITH SPACE FOR APPLIANCES
- OFF ROAD PARKING ON DRIVEWAY TO THE FRONT OF THE HOME
- PRIVATE REAR GARDEN WITH SIDE GATE ACCESS
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- 24 HOUR WARDEN ON SITE
- CALL OUR OFFICE FOR MORE INFORMATION OR TO ARRANGE A VIEWING

Viewings: By appointment

£200,000

**HALLWAY**  
15'8" x 2'8"  
Door to front, fitted carpet, cupboard, emergency pull cord.

**KITCHEN**  
10'9" x 7"  
UPVC double glazed window to front. Fitted kitchen with a matching range of base and eye level units, fitted worktops, splash back tiles, fitted sink drainer, fitted four ring hob, fitted eye level oven, space for appliances, vinyl flooring, wall mounted gas central heating boiler.

**LIVING ROOM**  
17'5" x 9'9" max  
UPVC double glazed double doors leading to the conservatory, fitted carpet, radiator, emergency pull cord.

**CONSERVATORY**  
7'9" x 9'4"  
UPVC construction, polycarbonate roof, tiled flooring, single door to side leading into the garden.

**BEDROOM 1**  
12'6" x 8'9"  
UPVC double glazed window to rear, fitted carpet, radiator, emergency pull cord, fitted double wardrobe with sliding mirrored doors.

**WET ROOM**  
6'1" x 5'7"  
Obscure uPVC double glazed window to side, WC, wash hand basin, towel rail style radiator, wet room flooring, shower fitted.



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

**GARDEN**  
Enclosed by timber fencing, laid with patio with raised shrub/flower beds, timber shed, gated side access.

**TENURE**  
Leasehold - 62 years remaining. Please call our office for more information on extended the lease.

**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                                                       | 72      | 80                      |
| (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 <sub>2</sub> ) Rating                  |         |                         |
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |