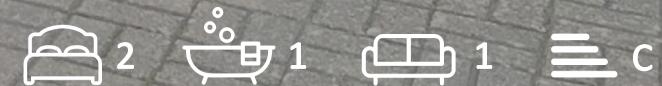




25 Five Arches

Orton Wistow PE2 6FG

Offers in the region of £200,000



## 25 Five Arches

Orton Wistow PE2 6FG

Originally the Show Home, this brilliantly presented bungalow is located in Five Arches, a very popular part of Orton Wistow.

This property comprises of;

Entrance hall with storage cupboard, re-fitted kitchen with window to the front and the appliances are available at separate negotiation, lounge/diner with double doors to the solid roof and glass construction conservatory, side door to the garden.

Bedroom one with window to the rear, built in wardrobe with sliding door, bedroom two with the window to the front, re-fitted wet room with window to the side.

Outside- block paved parking to the front, frontage laid to lawn with established shrubs and bushes, side access. To the rear of the property, enclosed garden mainly laid to gravel with raised beds with an array of plants.

This over 55's property benefits from being on a warden monitored site. The service charge even covers gardening to the front, building insurance, window cleaning and the communal areas. Each room has an emergency pull cord and a mobile emergency button for extra reassurance.

This property is within easy reach of the local amenities Orton Wistow offers and Ferry Meadows Country Park.

Council Tax Band: B

Tenure: Leasehold

Service Charge: £218.00 PCM

Additional Note: When a successful sale is agreed, the buyer is required to meet the warden to ensure the residents will meet the site criteria.





Entrance Hall

Lounge/Diner  
17'9" max x 10'0" max (5.42m max x 3.05m max)

Conservatory  
9'9" max x 8'0" max (2.98m max x 2.44m max)

Kitchen  
11'1" x 7'3" (3.39m x 2.23m)

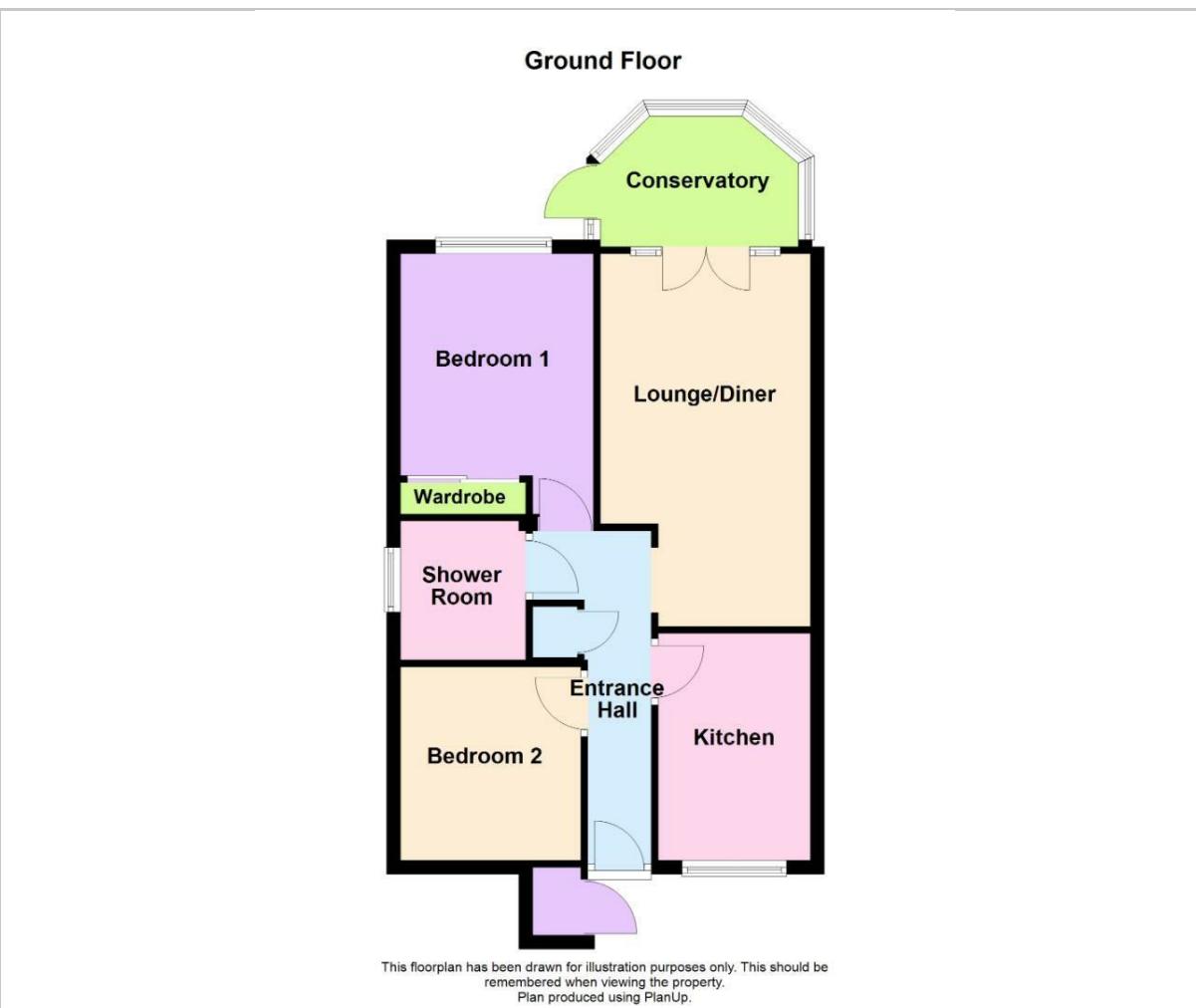
Bedroom One  
10'7" x 9'2" (3.23m x 2.80m)

Bedroom Two  
9'3" x 8'7" (2.82m x 2.62m)

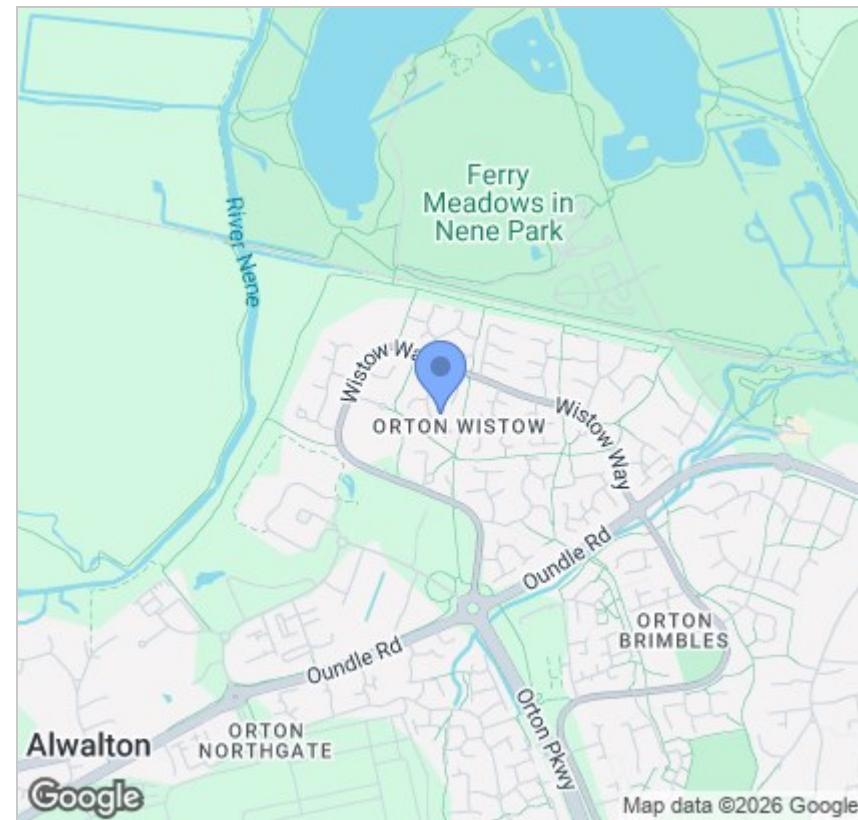
Wet Room  
6'5" x 5'11" (1.97m x 1.82m)



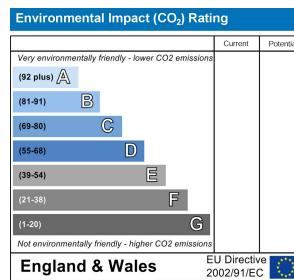
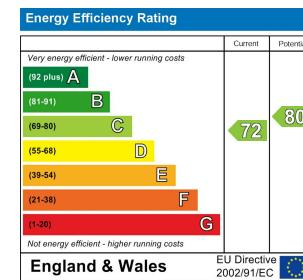
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.