



Description:

This is a well presented bungalow situated in a sought after area, on part of a development specifically designed for the over 55 age group. There are 2 bedrooms, a conservatory, and a refitted shower room. For peace of mind, the bungalow has alarm pull cords and an intercom system linked with the onsite scheme manager. At the Orton Wistow centre nearby, there is a small parade of shops and a small Tesco store for grocery needs. Ferry Meadows Country Park is nearby for pleasant walks.

£155,000

Five Arches Orton Wistow Peterborough PE2 6FG

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Retirement Bungalow

Conservatory

Refitted Shower Room

Over 55's Age Group

14' Kitchen

Gas Central Heating

2 Bedrooms

18' Lounge / Diner

Pleasant Rear Garden

ENTRANCE HALL With composite entrance door, radiator, airing cupboard housing hot water cylinder.

KITCHEN 4.15m x 2.29m (13'7" x 7'6") Fitted with a matching range of base and eye level units and cupboards with drawers and worktop space, stainless steel sink unit with single drainer, plumbing for washing machine, gas cooker, PVCu double glazed window to front, radiator, replacement gas fired central heating boiler.

LOUNGE 5.48m x 2.45m (18' x 8'1") PVCu double glazed box bay window to front, radiator, TV point.

BEDROOM 1 3.49m x 2.45m (11'5" x 8'1") PVCu double glazed window to rear, radiator, access to loft space, fitted wardrobes with hanging rail and shelving.

BEDROOM 2 2.79m x 2.34m (9'2" x 7'8") Radiator, PVCu double glazed french doors to:

CONSERVATORY 2.79m x 2.24m (9'2" x 7'4") Of a brick and PVCu double glazed construction with power connected, PVCu double glazed french doors to garden.

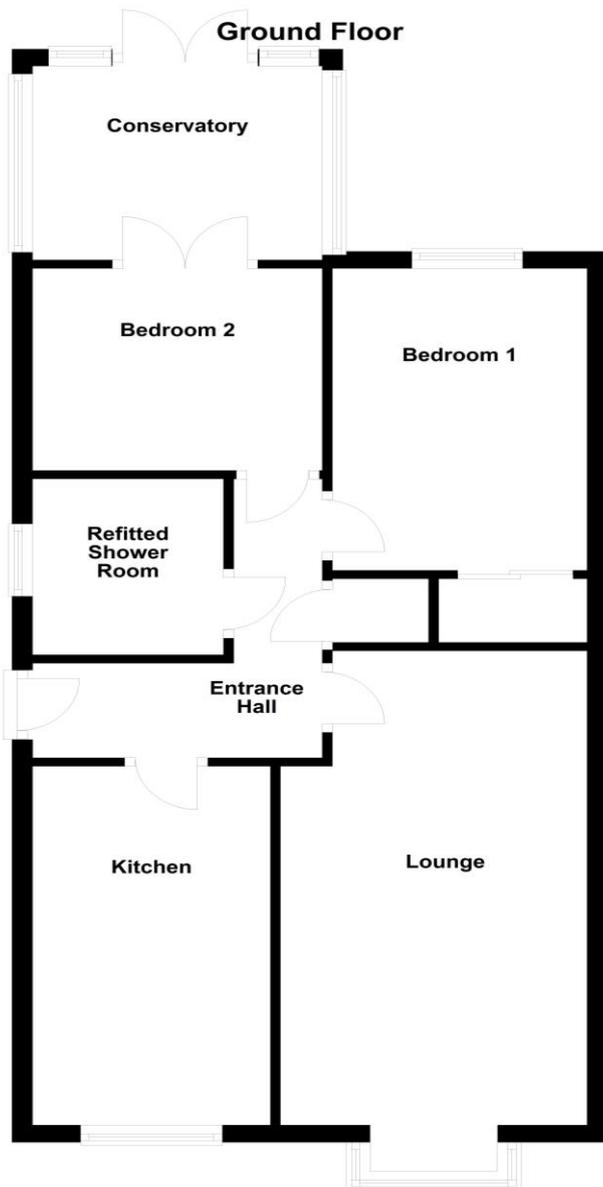
REFITTED SHOWER ROOM Comprising walk in double shower cubicle with fitted Mira shower, pedestal wash hand basin, low-level WC, extractor fan, shaver point and light, PVCu double glazed window to side, radiator.

OUTSIDE The front garden is laid to lawn and maintained as part of the service charge. The rear garden is a pleasant feature, with patio, lawn and hedging, and with wooden garden shed. This garden is the responsibility of the homeowner to maintain, although we understand that the current owner makes a payment to the contractors separately to cover the maintenance of it.

LEASEHOLD INFORMATION The bungalow is sold on a leasehold basis, and we understand from the seller that the lease has been extended, and that there now remains approximately 122 years.

SERVICE CHARGE DETAILS The seller currently pays £183.19 per calendar month. This covers, but is not limited to: buildings Insurance, external communal areas, scheme manager, use of residents lounge.

LEASEHOLD REQUIREMENTS Any incoming purchaser is required to be a minimum of 55 years old. We understand that if the bungalow is bought by a couple and one party is below this age, they may still be considered. There is a scheme manager who lives on site, and who is contactable via alarm pull cords and an intercom system. When the scheme manager is away, then this links to a central system.



MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 Quentin Marks has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Quentin Marks has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.