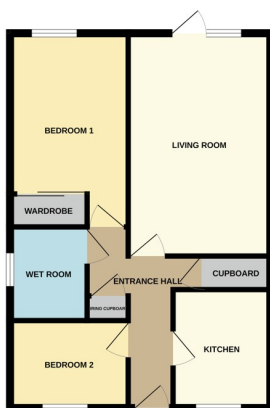




27 Kimbolton Court, Peterborough PE1 2NL

£115,000



\*\*\*OVER 55'S BUNGALOW\*\*\* " Sold with no onward chain, this end of terrace bungalow is beautifully presented throughout! With two bedrooms, a modern kitchen, wet room and a lounge/diner, this bungalow really is worth viewing. There is also a communal area at the top of the road that hosts activities for residents if they wish to attend. Council Tax Band - B / EPC Energy Rating - E "



## ENTRANCE

2' 9" (min) x 11' 9" (0.84m x 3.58m) (approx) Door to front, radiator and two cupboards. (one which is an airing cupboard).

## KITCHEN

7' 4" x 8' 9" (2.24m x 2.67m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with mixer tap over, integrated oven and hob, plumbing for a washing machine, space for a fridge/freezer. Window to front.

## LIVING ROOM

10' 5" x 16' 1" (3.17m x 4.90m) (approx) Patio doors to outside area and radiator.

## BEDROOM ONE

8' 8" x 14' 2" (2.64m x 4.32m) (approx) Built in wardrobe and radiator. Window to rear.

## BEDROOM TWO

6' 5" x 8' 7" (1.96m x 2.62m) (approx) Window to front.

## WET ROOM

5' 5" x 6' 9" (1.65m x 2.06m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower and heated towel rail. Window to side.

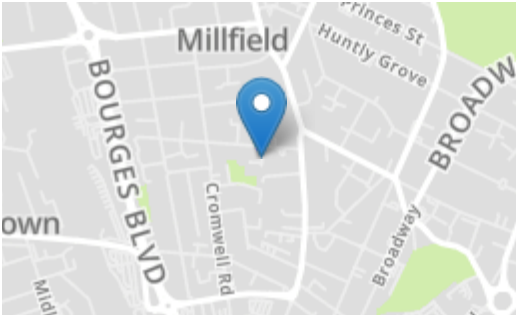
## LEASE DETAILS

The term for the lease is 125 years from 1st April 1988 therefore leaving 88 years outstanding.

The ground rent is £163.64 per year. The latest service charge was £306.44, this service charge is paid monthly.

## AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

