



Kimbolton Court, PETERBOROUGH PE1 2NL

welcome to

Kimbolton Court, PETERBOROUGH

Kimbolton Court enjoys a convenient location close to local shops, amenities and transport links, with Peterborough City Centre just a short distance away. Offering easy access to everyday conveniences and leisure facilities, the area is popular with a wide range of buyers seeking comfort.



Nestled within a desirable residential location, this well-presented two-bedroom semi-detached bungalow offers a fantastic opportunity for those seeking comfortable single-storey living in true move-in ready condition. The accommodation comprises a spacious lounge, providing an ideal space to relax and entertain, alongside a modern fitted kitchen designed with both style and practicality in mind. There are two generously sized bedrooms, offering flexible accommodation for homeowners, guests, or those looking for a home office space. Completing the internal layout is a well-appointed family bathroom. Presented to a high standard throughout, this charming bungalow is one of the few properties of its kind currently available in the area and is ready for immediate occupation. Further benefiting from no onward chain, this attractive home is perfectly suited to downsizers, first-time buyers, and investors alike, allowing for a straightforward purchase process. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge

14' 7" x 12' 5" (4.45m x 3.78m)

Kitchen

8' 7" x 6' 6" (2.62m x 1.98m)

Bedroom 1

12' 6" x 12' 5" (3.81m x 3.78m)

Bedroom 2

9' 11" x 6' 9" (3.02m x 2.06m)

Bathroom

6' 6" x 5' 4" (1.98m x 1.63m)



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- OVER 55'S
- No onward chain
- Semi-detached bungalow
- Modern fitted kitchen
- Family bathroom
- Rare bungalow opportunity
- Popular residential location

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 3997.69

Ground Rent: 162.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£110,000



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Property Ref:
PCG123804 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the
postcode not the actual property



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