



**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.

### **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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## Kimbolton Court, PETERBOROUGH

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

Tenure: Leasehold EPC Rating: Awaited

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 - 0002

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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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