

for sale

£70,000



Werrington Grove Peterborough PE4 6NT

CHAIN FREE and ready for a new owner is this one bedroom detached park home located on Werrington Grove which is in the heart of Werrington Village. For over 50's only this would make an ideal downsize for retirement. Call our sales team for further details 01733 579412



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Entrance Room

16' 2" x 6' 5" (4.93m x 1.96m)

Fully glazed door into the entrance room, poly carbonate roofing, UPVC double glazed window to the side and half glazed door through to the lounge.

Lounge

11' 8" x 11' 5" (3.56m x 3.48m)

Radiator, TV point, telephone point, electric fire with feature hearth, smooth ceiling and UPVC double glazed windows to either side and front, Door through to the kitchen.

Kitchen Area

10' 11" x 6' 1" (3.33m x 1.85m)

Comprising a range of fitted wall and base level units, worktops, single drainer sink with mixer tap over. Cookerpoint, plumbing for washing machine, smooth ceiling and UPVC double glazed window to side leading into the entrance room.

Dining Area

8' 6" max x 5' 8" (2.59m max x 1.73m)

Radiator and UPVC double glazed French doors leading out.



Inner Hallway

With doors onto shower room, bedroom and rear lobby.

Shower Room

Comprising of a three piece suite to include a double width shower cubicle, wash hand basin and a WC. Frosted UPVC double glazed window to side.

Bedroom

12' 10" x 11' 8" (3.91m x 3.56m)

Radiator, range of fitted wardrobes, cupboards and drawers. UPVC double glazed window to side

Rear Lobby

7' 10" x 4' 5" (2.39m x 1.35m)

With window to side

Outside

With gardens surrounding, step up to the entrance and steps up to decked area leading to the French doors in the dining area.

Off road parking for one car

Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner - when buying a home.). Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Unit 6 Staniland Way Werrington
 PETERBOROUGH PE4 6NA

Property Ref: WRN305103 - 0002

Tenure:

EPC Rating: Exempt

view this property online connells.co.uk/Property/WRN305103

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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