

for sale

Guide price **£60,000 to £70,000**



Werrington Grove Peterborough PE4 6NT

THE PERFECT DOWNSIZE

A detached one bedroom park home located in a popular site for the over 50's. Located in Werrington Village this property is in good condition and benefits from a bright lounge, recently refitted kitchen, a double bedroom and a full bathroom. Call us today 01733 579412



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Entrance Hall

Fully glazed patterned UPVC door into the entrance hall, smooth ceiling. Doors off onto bedroom, bathroom and kitchen.

Kitchen

9' 6" x 6' 9" (2.90m x 2.06m)

Comprising a range of recently refitted matching wall and base level units, worktops and a single drainer sink with mixer tap over. Cookerpoint, plumbing for washing machine and space for full standing fridge freezer. Radiator, smooth ceiling and twin aspect UPVC double glazed windows to either side. Archway through to the lounge.

Lounge

10' 8" x 9' 6" (3.25m x 2.90m)

Radiator, TV and telephone points, smooth ceiling, double glazed UPVC windows to rear, either side and a fully glazed patterned UPVC door to the side.

Bathroom

Comprising a three piece suite to include bath with taps over and Triton Enrich electric shower over with shower rail, a wash hand basin with taps over and a WC. Heated towel rail, smooth ceiling and frosted UPVC double glazed window to the side.



Bedroom

9' x 7' (2.74m x 2.13m)

Radiator, range of fitted wardrobes, dressing mirror with light and cupboards above. Smooth ceiling and UPVC double glazed window to the rear.

Outside

The front garden is laid to lawn with planted side borders, steps up to the front door with a gravelled and concrete ornamental area to the side. A paved path continues to the rear where there is an ornamental garden. Timber built garden shed

Parking

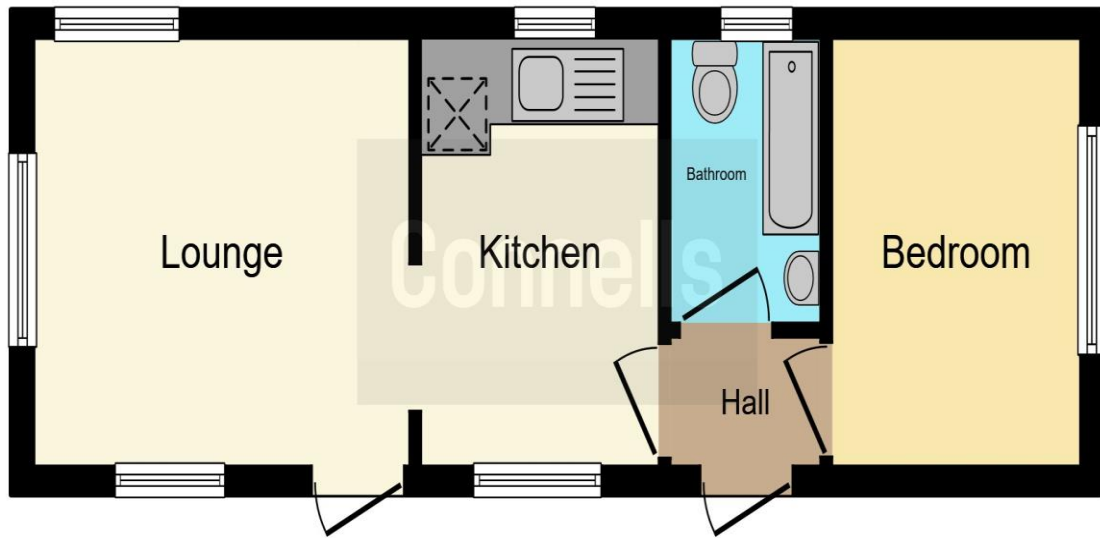
Driveway providing off road parking

Agents Notes

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 requirements including any specific restrictions on occupancy or residential use of the home.

Guidance can be sought from Park homes - GOV.UK (www.gov.uk)





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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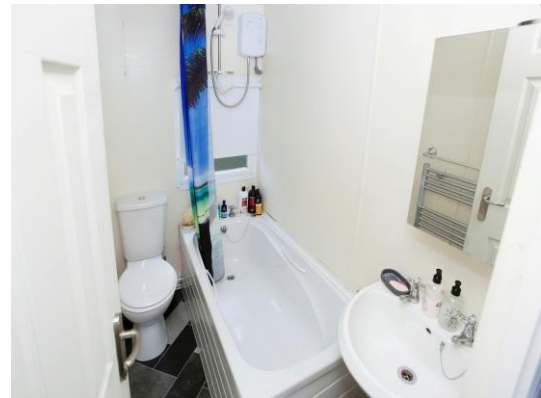
Property Ref: WRN304274 - 0002

Tenure:

EPC Rating: Exempt

view this property online connells.co.uk/Property/WRN304274

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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