

for sale

£80,000



Dukesmead Mobile Home Park Peterborough PE4 6NU

A great downsize option for the over 50's is this one bedroom, detached Park Home located in Dukesmead. Well presented. Call our sales team to book your viewing 01733 579412



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Kitchen / Diner

13' 6" x 11' plus recess (4.11m x 3.35m plus recess)
Fully glazed, frosted UPVC door opening into the kitchen/diner. The kitchen comprises a range of matching shaker style wall and base level units, worktops and a porcelain one and a half sink with drainer and mixer tap over. Built in Bosch oven, grill, Bosch induction four ring hob with extractor hood above. Plumbing for washing machine, space for a full standing fridge freezer, double radiator, door into storage cupboard with hanging rail and shelving. Further door into boiler/pantry cupboard with a new Glow Worm gas boiler (installed August 2024) which services the hot water and central heating system. Smooth ceiling, UPVC double glazed windows to both sides of the property. Doors off onto an inner hallway and a walkway through into the lounge.

Lounge

12' 10" x 9' 5" (3.91m x 2.87m)
Double radiator, TV and telephone points, feature fireplace with electric flame effect fire, coving to textured ceiling and UPVC double glazed window to the side and bow UPVC double glazed window to the front.

Inner Hallway

Laminate flooring, smooth ceiling and doors off onto bedroom and shower room.



Shower Room

8' 8" x 5' 1" (2.64m x 1.55m)

Comprising a three piece suite to include a shower cubicle with mains fed shower fitted, wash hand basin with mixer tap over and set within a vanity unit and a WC with dual flush. Walls are fitted with splashwall panels, heated towel rail, textured ceiling with recess lighting and a frosted UPVC double glazed window to the side.

Bedroom

12' 2" x 9' 7" (3.71m x 2.92m)

Radiator, smooth ceiling, UPVC double glazed window to the side and UPVC double glazed French doors which open up onto a private raised deck seating area with steps leading down into the garden.

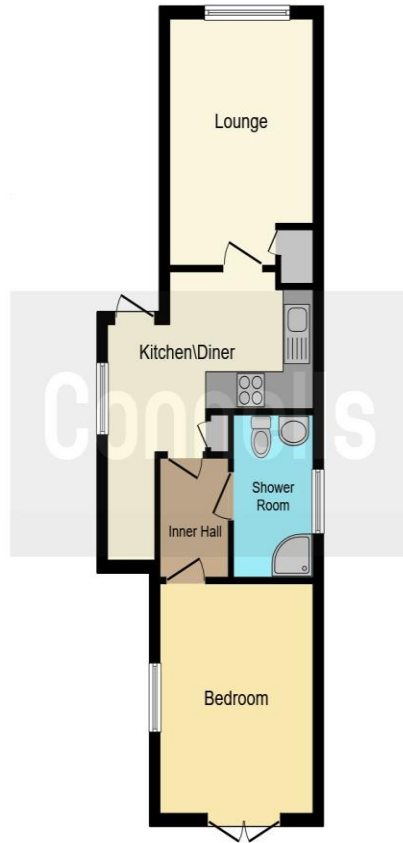
Outside

To the front of the property there is a gravelled ornamental front garden with planted side borders. A driveway to the side provides off road parking. Gated access leads to a paved ornamental garden with a gravelled area to the rear, planted areas to the side. Timber built shed.

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 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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Unit 6 Staniland Way Werrington
PETERBOROUGH PE4 6NA

Property Ref: WRN305329 - 0003

Tenure:

EPC Rating: Exempt

view this property online connells.co.uk/Property/WRN305329

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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