

for sale

£50,000



## 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 being offered for sale CHAIN FREE. Call us today 01733 579412



# Werrington Grove Peterborough PE4 6NT

## Entrance Hall

Half glazed frosted door into the entrance hall. Coving to textured ceiling and doors off onto shower room, kitchen and bedroom.

## Bedroom

11' 6" x 8' ( 3.51m x 2.44m )

Radiator, range of fitted wardrobes, dresser and drawers. Coving to textured ceiling and UPVC double glazed window to the front.

## Shower Room

Comprising a three piece suite to include a shower cubicle with mains fed shower fitted, a wash hand basin with taps over and tiled splashbacks and a WC with dual flush. Coving to textured ceiling and a frosted UPVC double glazed window to the front.

## Kitchen

16' 6" x 5' 9" plus recess ( 5.03m x 1.75m plus recess )

Comprising a range of fitted wall and base level units, worktop and a single drainer sink with taps over with worktop splashbacks. Built in oven, grill and four ring gas hob with extractor. Plumbing for washing machine and space for a further appliance. Radiator, door into storage cupboard, coving to textured ceiling, UPVC double glazed window to the rear and archway through to the dining area.



## Dining Area

6' 10" x 6' 4" ( 2.08m x 1.93m )

Radiator, coving to textured ceiling and UPVC double glazed window to the front.

## Lounge

11' 6" x 11' 5" ( 3.51m x 3.48m )

Radiator, TV point, feature fireplace, coving to textured ceiling and UPVC double glazed windows to the front, side and a half glazed frosted door to the rear.

## Outside

To the front of the property is a paved and planted garden with paved paths either side leading to the rear garden.

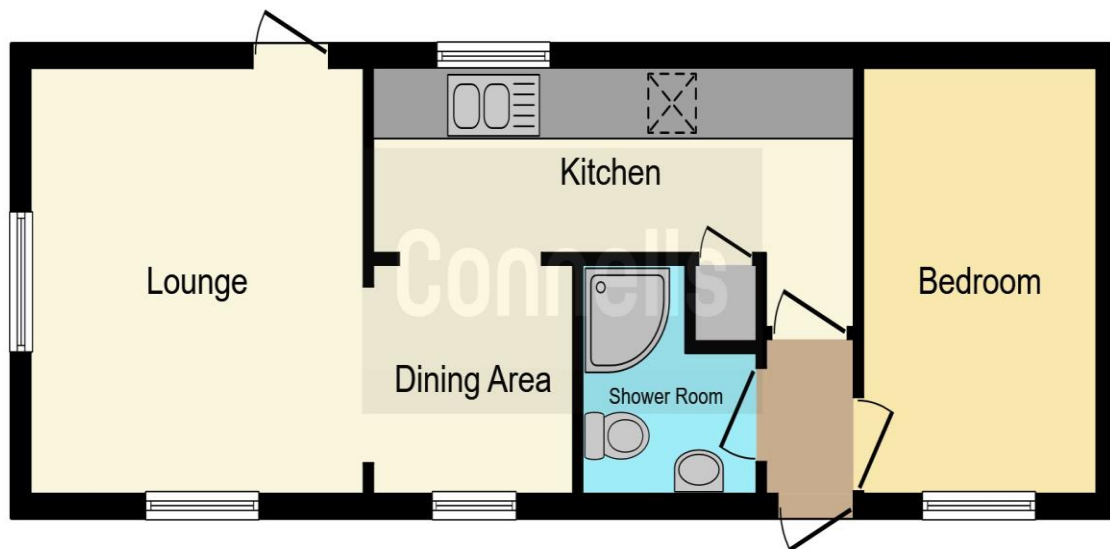
Brick and timber built shed and a paved and planted rear garden. Off road parking available,

## 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 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](http://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](http://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: WRN305350 - 0002

**Tenure:**

**EPC Rating: Exempt**

**view this property online [connells.co.uk/Property/WRN305350](http://connells.co.uk/Property/WRN305350)**

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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