

for sale

£70,000



Dukesmead Mobile Home Park Peterborough PE4 6NU

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



Dukesmead Mobile Home Park Peterborough PE4 6NU

Entrance / Utility

8' 9" x 3' (2.67m x 0.91m)

Half glazed patterned UPVC door into an entrance hall/utility. Plumbing for washing machine, UPVC double glazed window to the side and a fully glazed frosted door into the kitchen.

Kitchen

9' 8" x 8' 5" (2.95m x 2.57m)

Comprising of a range of base level units, worktops and a single drainer sink with mixer tap over. Cookerpoint (to include the cooker) space for a half standing fridge (included in the sale), door into boiler cupboard which houses the boiler servicing the hot water system. New consumer unit, extractor, papered ceiling, UPVC double glazed windows to either side, archway through to the dining room. and door into lounge.

Dining Room

9' 8" x 6' 11" (2.95m x 2.11m)

Radiator, papered ceiling and UPVC double glazed window to the rear.

Lounge

11' 7" max x 9' 8" (3.53m max x 2.95m)

Radiator, recently replaced living flame effect electric fire with feature surround, TV and telephone points, papered ceiling, UPVC double glazed windows to either side and door into main entrance hall.



Entrance Hall

Half glazed patterned UPVC door, papered ceiling and doors off onto bedroom and bathroom.

Bedroom

8' 5" x 8' to front of fitted wrobes (2.57m x 2.44m to front of fitted wrobes)

Radiator, range of mirror fronted fitted wardrobes and drawers, papered ceiling and UPVC double glazed window to the front.

Bathroom

Comprising of a three piece suite to include bath with taps over, wash hand basin with taps over and set within a vanity unit, WC. Radiator, papered ceiling and frosted UPVC double glazed window to the side.

Outside

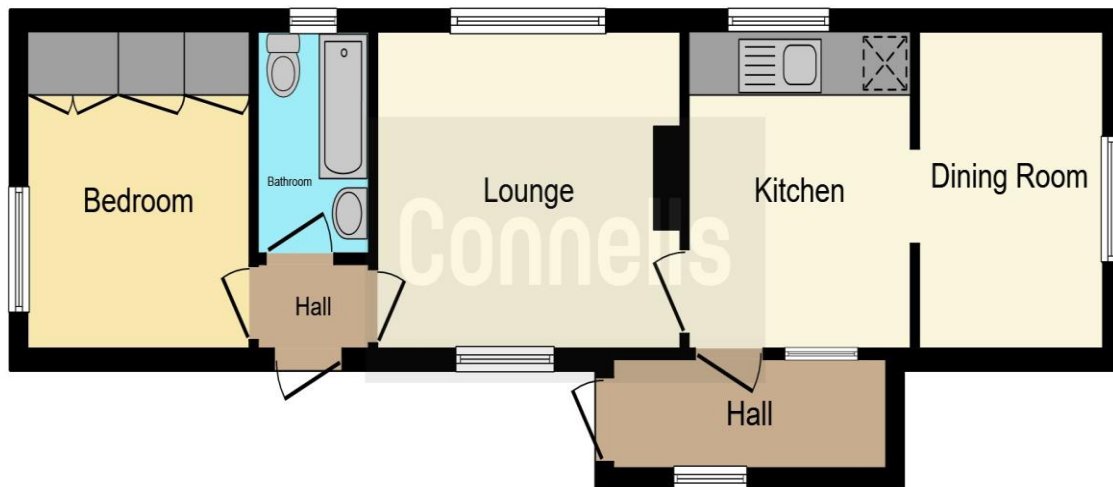
Steps lead up to the front door where there is a storm canopy porch. The garden wraps around the property and is laid to lawn, two timber built garden sheds and the garden is surrounded by a timber built fence. A driveway provides off road parking.

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)





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: WRN305452 - 0003

Tenure:

EPC Rating: Exempt

view this property online connells.co.uk/Property/WRN305452

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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