

for sale

£90,000



Brookfield Home Park Dukesmead PETERBOROUGH PE4 6FB

GUIDE PRICE £90,000 TO £100,000

A LIFESTYLE NOT JUST A HOME

A lovely two bedroom detached park home with gas central heating & driveway providing off road parking, CHAIN FREE and located on the popular Brookfield Home Park site. A perfect downsize for the over 50's. Call to view 01733 579412



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Entrance

Fully glazed patterned UPVC door leading into the dining area.

Dining Area

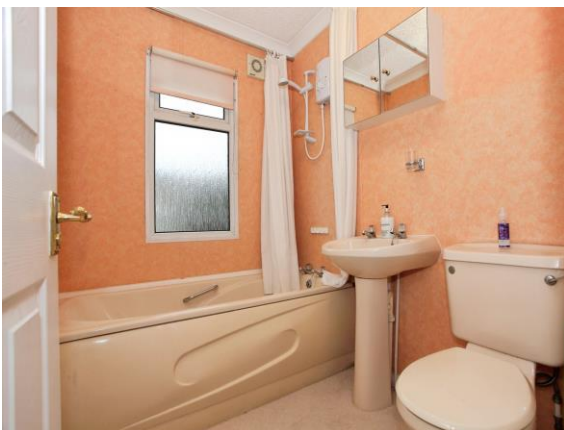
10' 5" x 9' 9" (3.17m x 2.97m)

Double radiator, coving to textured ceiling, UPVC double glazed window to the side, leading into the lounge area

Lounge Area

17' 3" x 9' 6" (5.26m x 2.90m)

Double radiator, TV and telephone points, electric fire with feature surround, coving to textures ceiling with smoke alarm. Twin aspect UPVC double glazed windows to front and front/side. Doors off onto the inner hallway and kitchen.



Kitchen

10' 10" x 9' 6" (3.30m x 2.90m)

Comprising a range of matching wall and base level units, worktops and a single drainer sink with taps over. Built in oven, grill, four ring gas hob with extractor. Plumbing for washing machine and space for half standing fridge and freezer. Gas boiler which services the hot water and central heating system (concealed behind a wall unit, extractor, coving to textured ceiling, UPVC double glazed window to the side and a fully glazed patterned UPVC door to the side.

Inner Hallway

Door into storage cupboard, coving to textured ceiling with smoke alarm. Doors off onto bedrooms and bathroom.

Bedroom One

11' 1" x 9' 5" (3.38m x 2.87m)

Radiator, range of fitted wardrobes, drawer, dressing area with mirror and matching bedside cabinets. Coving to textured ceiling and UPVC double glazed window to the side.

Bedroom Two

9' 11" max x 9' 6" max (3.02m max x 2.90m max)

Extensive range of fitted cupboards, drawers and dressing area. Radiator, coving to textured ceiling and UPVC double glazed window to the side.

Bathroom

Comprising a three piece suite to include a bath with taps and shower over, a wash hand basin with taps over and a WC. Radiator, door into airing cupboard with slatted shelving and a radiator, extractor, coving to textured ceiling and patterned UPVC double glazed window to the side.

Outside

To the front of the property there is a concrete path leading to a recently installed (2025) wheelchair lift which lifts up to the front porch and provides level access to the property. The gardens are low maintenance gravelled with planted side borders. Side step access into the kitchen.

Metal shed (with power connected) and a driveway provides off road parking.

Agents Note 1

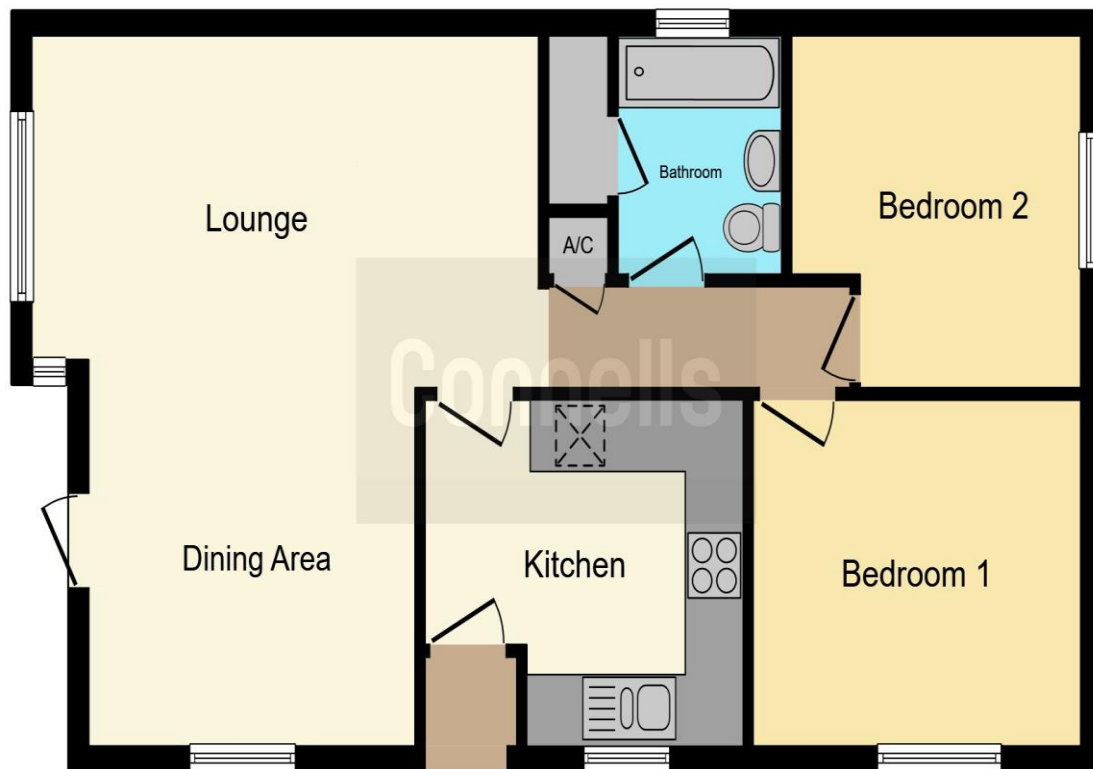
There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner – when buying a home.). Sites often have requirements specific to the 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)

Agents Note 2

There is a monthly ground rent payable to the Park Home site of approx £180/month.





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: WRN305687 - 0004

Tenure: EPC Rating: Exempt

Council Tax Band: A

view this property online connells.co.uk/Property/WRN305687

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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