

for sale

£90,000



## Dukesmead Mobile Home Park Peterborough PE4 6NU

A really lovely three bedroom detached park home. CHAIN FREE and located on the popular Dukesmead Mobile Home Park. A perfect downsize for the over 50's. Call to view 01733 579412





# Dukesmead Mobile Home Park Peterborough PE4 6NU

## Entrance

Half glazed frosted UPVC double glazed door into the main entrance. Selection of fitted storage cupboards and units, wall mounted electric radiator, coving to papered ceiling. Doors off onto bedrooms, shower room, cloakroom and lounge.

## Lounge

19' x 11' ( 5.79m x 3.35m )

TV and telephone points, living flame fire with feature surround, decorative feature beamwork to the ceiling and two UPVC double glazed bow windows to the side and front. Door through into kitchen.

## Kitchen

13' max x 8' 1" ( 3.96m max x 2.46m )

Comprising a range of matching wall and base level units, worktops and a single drainer sink with taps over. Cookerpoint with and Indesit double oven cooker (included in the sale), plumbing for washing machine and space for a further appliance, space for a full standing fridge freezer. Extractor, coving to papered ceiling, UPVC double glazed windows to front and side plus a half glazed frosted UPVC door to the side.

## Bedroom One

11' 11" x 9' 4" ( 3.63m x 2.84m )

Range of fitted wardrobes, cupboards and drawers, coving to papered ceiling and UPVC double glazed window to the rear.



## Bedroom Two

9' 4" max x 7' 1" ( 2.84m max x 2.16m )

A range of fitted wardrobes with cupboards above, coving to papered ceiling and UPVC double glazed window to the rear.

## Bedroom Three

8' 1" x 6' 6" ( 2.46m x 1.98m )

Fitted units, coving to papered ceiling and UPVC double glazed window to the side.

## Shower Room

Comprising a two piece suite to include a shower area with Triton shower fitted and a wash hand basin with taps over and tiled splashbacks. Heated towel rail, extractor, shaver light, coving to papered ceiling and frosted UPVC double glazed window to the side.

## Cloakroom

Comprising a two piece suite to include a wash hand basin with taps over and a WC with dual flush. Wall mounted electric radiator, coving to papered ceiling and frosted UPVC double glazed window to the side.

## Outside

To the front of the property is a paved and planted front garden. A paved driveway provides off road parking. Side gated access leads to a further paved patio area, the garden continues down the side where there is a lawned area, metal shed (with power and lighting), a glass greenhouse. The garden is surrounded by a timber built fence. External plug socket and outside tap.

## 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: WRN305521 - 0004

Tenure: EPC Rating: Exempt

Council Tax Band: A

**view this property online [connells.co.uk/Property/WRN305521](http://connells.co.uk/Property/WRN305521)**

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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