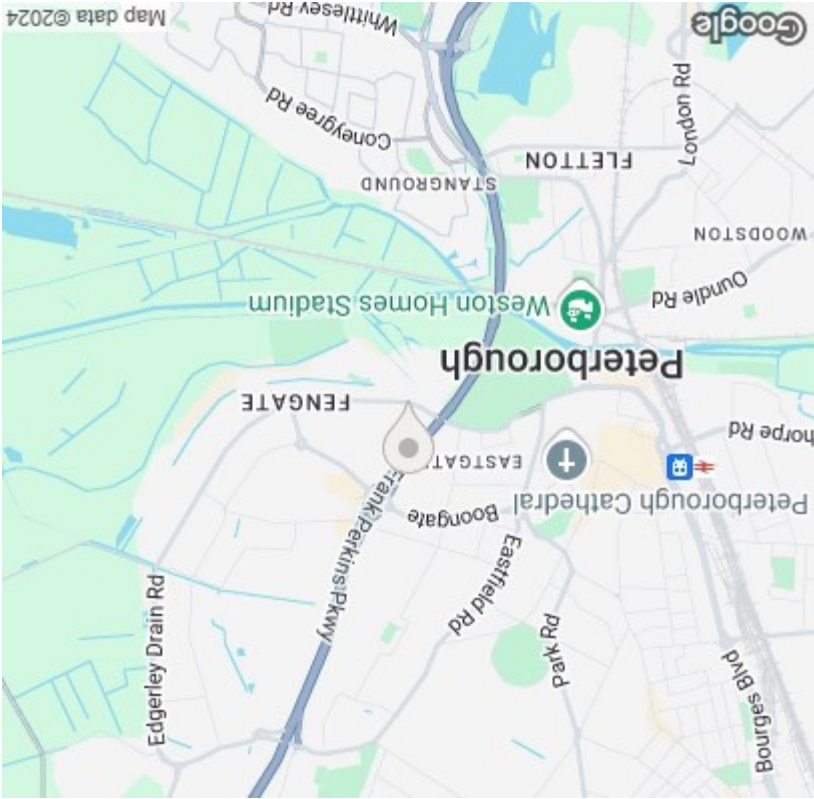


DISCLAIMER IMPORTANT NOTICE: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

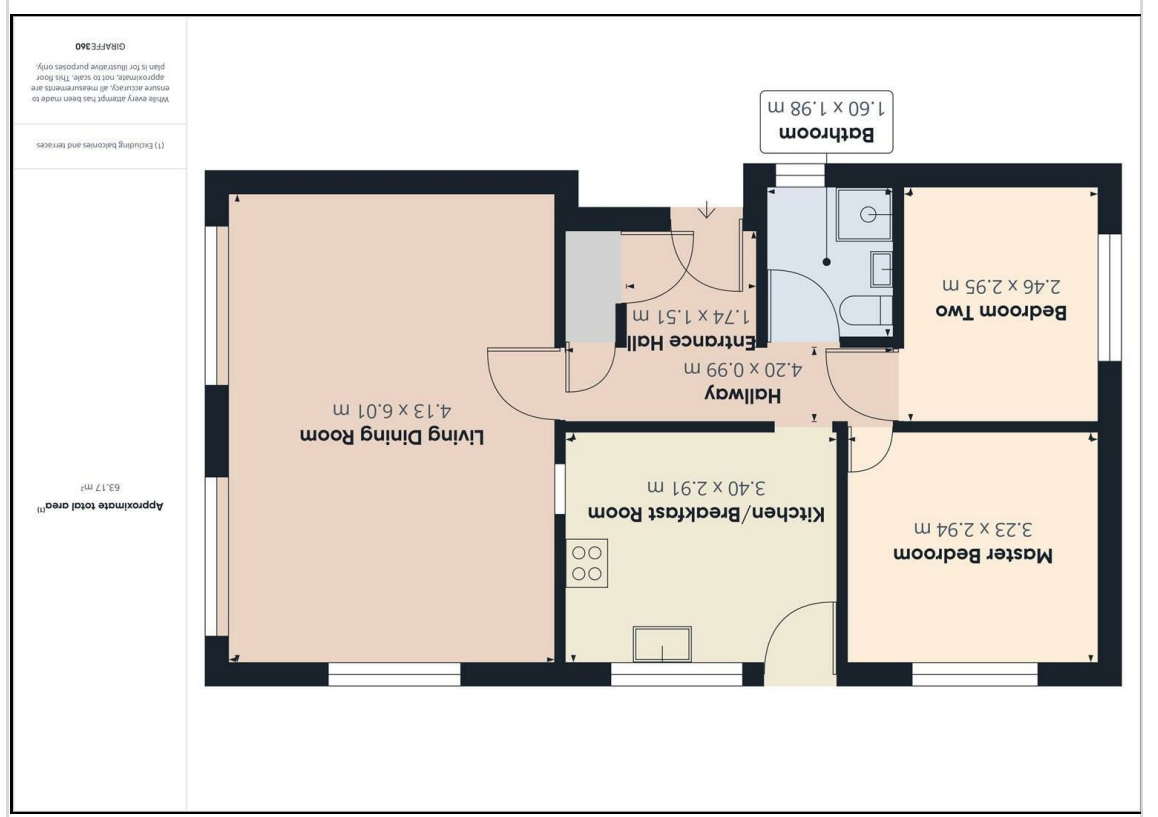
Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing

Energy Efficiency Graph



Area Map

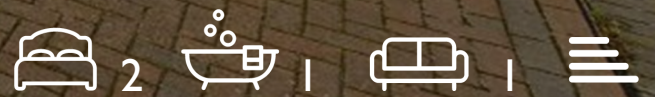


Floor Plan



Fengate Mobile Home Park
Peterborough, PE1 5XD

Guide Price £130,000 - Leasehold , Tax Band - A



Fengate Mobile Home Park

Peterborough, PE1 5XD

*** Offered for sale with NO FORWARD CHAIN ***

Guide Price £130,000 - £140,000

City and County are pleased to offer this unique MOBILE PARK HOME located in Fengate, within proximity to Peterborough City Centre. The property is available for those OVER 50 and is conveniently positioned near local amenities and transport links. The Fengate site has a great community offering an affordable and lovely place to live. This mobile home has been renovated to a very high standard including: wall insulation that has 70mm of Celotex insulation to the cavity, and then the exterior walls have been replaced with Magnesium Oxide Board, with the underneath having 50mm Celotex insulation with new axles and chassis treated with rust resistant paint. The roof has been completely replaced, two years ago, with another thirty eight year guarantee and all windows and doors have also been replaced, with another eight year guarantee left. The kitchen, bathroom, and flooring have also been completely renovated throughout!

The home briefly comprises entrance hall to the front, leading into two double bedrooms. There is a separate three-piece bathroom comprising a shower cubicle, W.C, and wash hand basin. The kitchen/breakfast room has been done to a very high finish, boasting integrated Bosch appliances including, an induction hob, extractor fan (this is not Bosch), dishwasher, washing machine, freezer, oven, and space for a fridge freezer. There is a large living dining room perfect for entertaining. Outside benefits from private off-road parking for four vehicles, and a private patio area to the side with a storage shed. Please contact the office to arrange your viewing today! Virtual tour available.

Entrance Hall

5'8" x 4'11"

Hallway

13'9" x 3'2"

Living Dining Room

13'6" x 19'8"

Kitchen/Breakfast Room

11'1" x 9'6"



Master Bedroom

10'7" x 9'7"

Bedroom Two

8'0" x 9'8"

Bathroom

5'2" x 6'5"

Tenure - Leasehold

Site Fee: £186.01 pcm

