

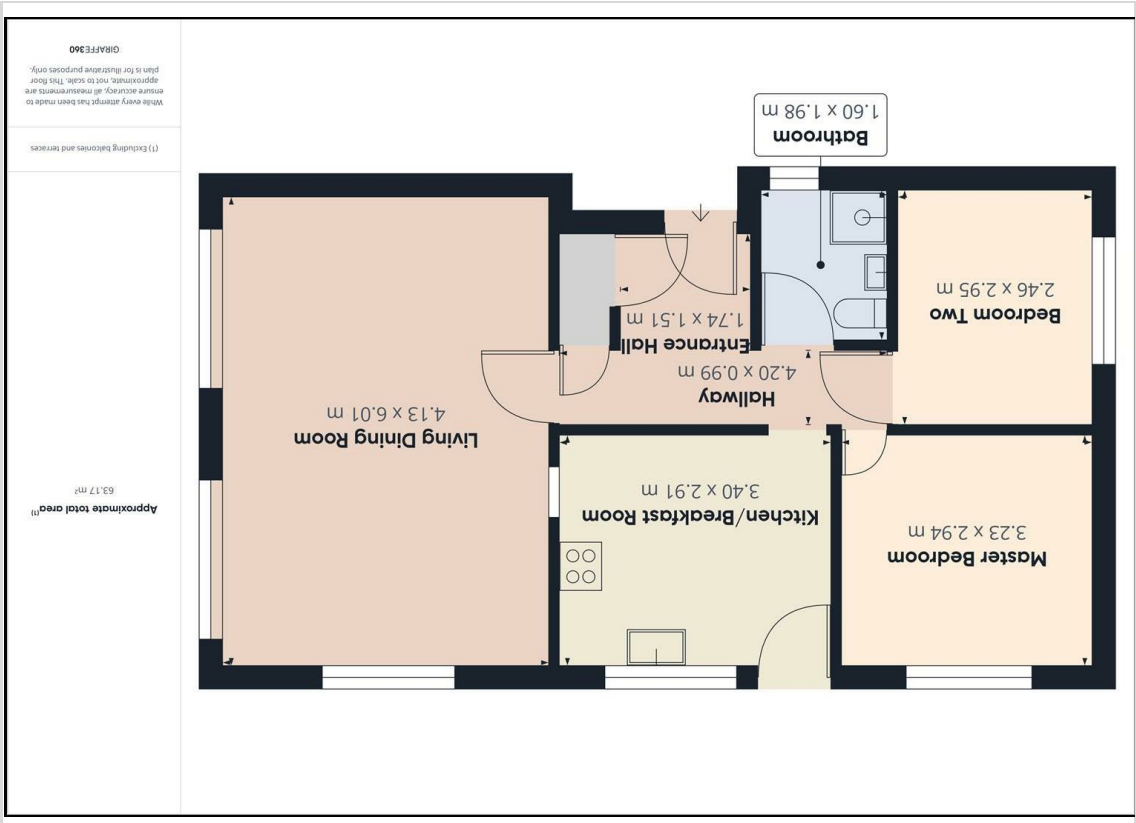


Fengate, Mobile Home Park  
Peterborough, PE1 5XD

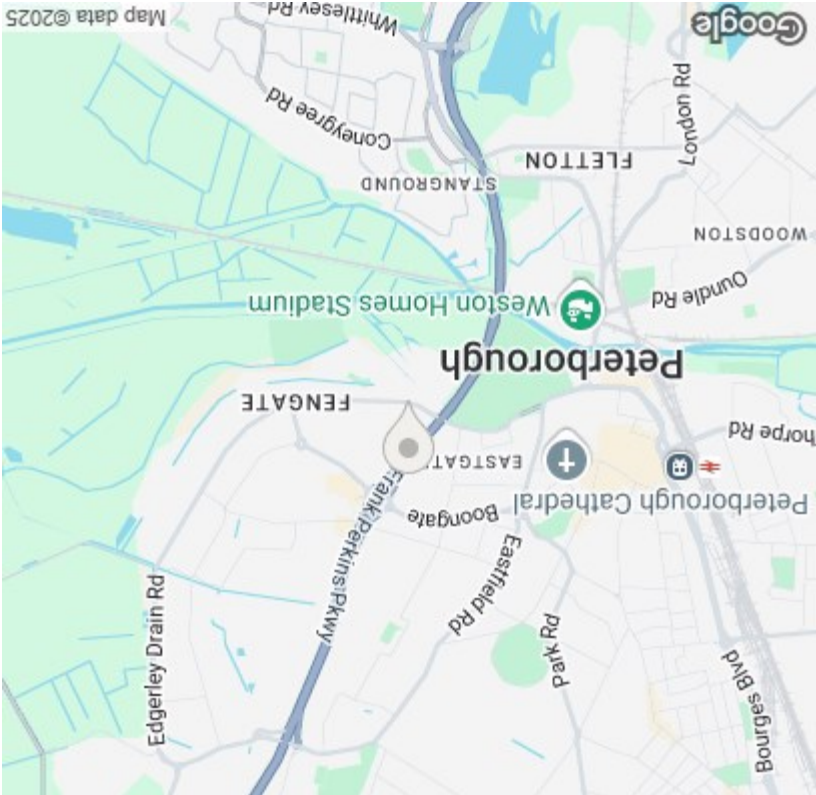
Offers In The Region Of £122,495 - Leasehold , Tax Band - A



Floor Plan



Area Map



Energy Efficiency Graph

Viewing

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.

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/>



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No Forward Chain – A Stunning, Fully Renovated Mobile Park Home!

City and County are delighted to present this exceptional MOBILE PARK HOME, beautifully modernised and ready for its next owner. Nestled in the sought-after Fengate area, just a stone's throw from Peterborough City Centre, this home offers a welcoming over-45s community, fantastic local amenities, and excellent transport links. This is no ordinary park home—it has been renovated to an outstanding standard, ensuring comfort, efficiency, and longevity. Upgrades include 70mm Celotex wall insulation, Magnesium Oxide Board exterior walls, and 50mm Celotex insulation underneath, with a newly treated chassis for long-term durability. The roof was replaced just three years ago and comes with an impressive 38-year guarantee. Additionally, all windows and doors have been updated, with eight years of warranty remaining. Inside, the kitchen, bathroom, and flooring have been completely transformed, offering a contemporary and stylish living space.

Step inside to discover a spacious entrance hall leading to two generously sized double bedrooms. The modern three-piece bathroom features a sleek shower cubicle, WC, and wash hand basin. The high-end kitchen/breakfast room is a chef's dream, equipped with premium Bosch integrated appliances, including an induction hob, oven, dishwasher, washing machine, and freezer, plus space for an additional fridge freezer. The large living and dining area is perfect for relaxing or entertaining guests. Outside, enjoy the convenience of private off-road parking for four vehicles and a private patio area with a storage shed—ideal for outdoor living. Don't miss this fantastic opportunity—contact us today to arrange a viewing! 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

