

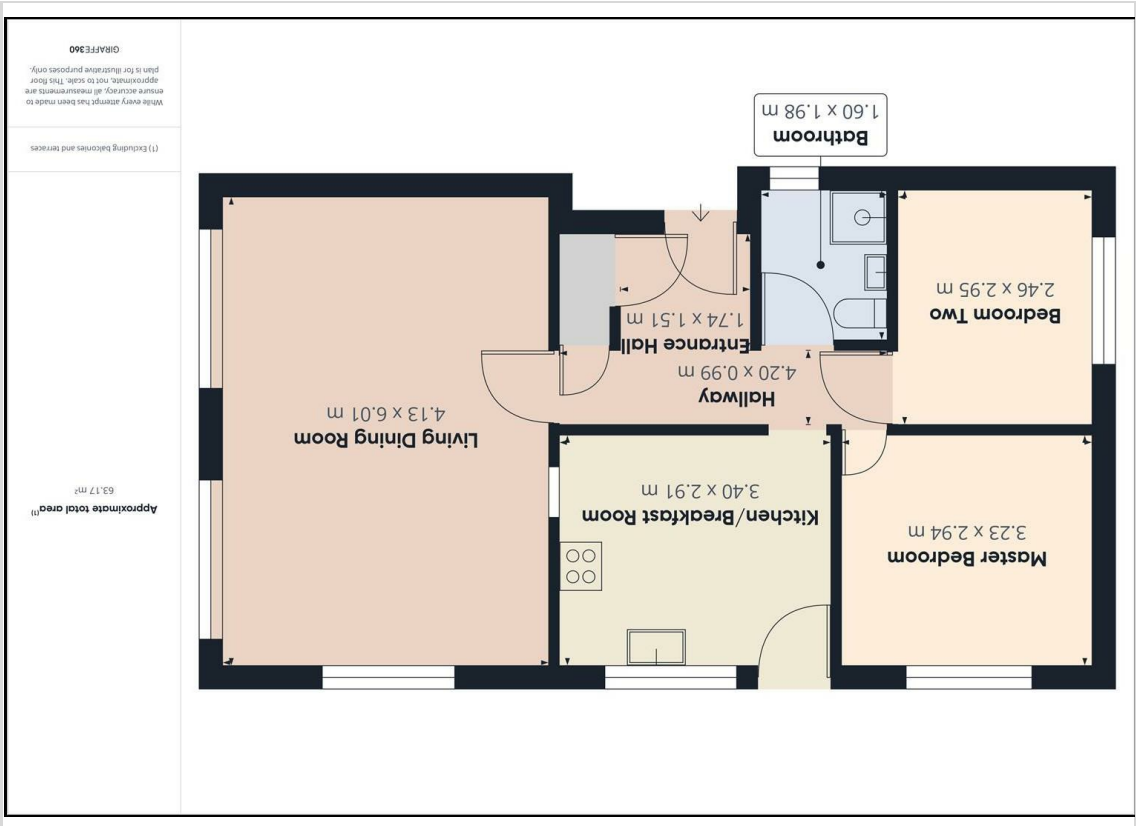


Fengate, Mobile Home Park
Peterborough, PE1 5XD

Guide Price £109,995 - Leasehold , Tax Band - A



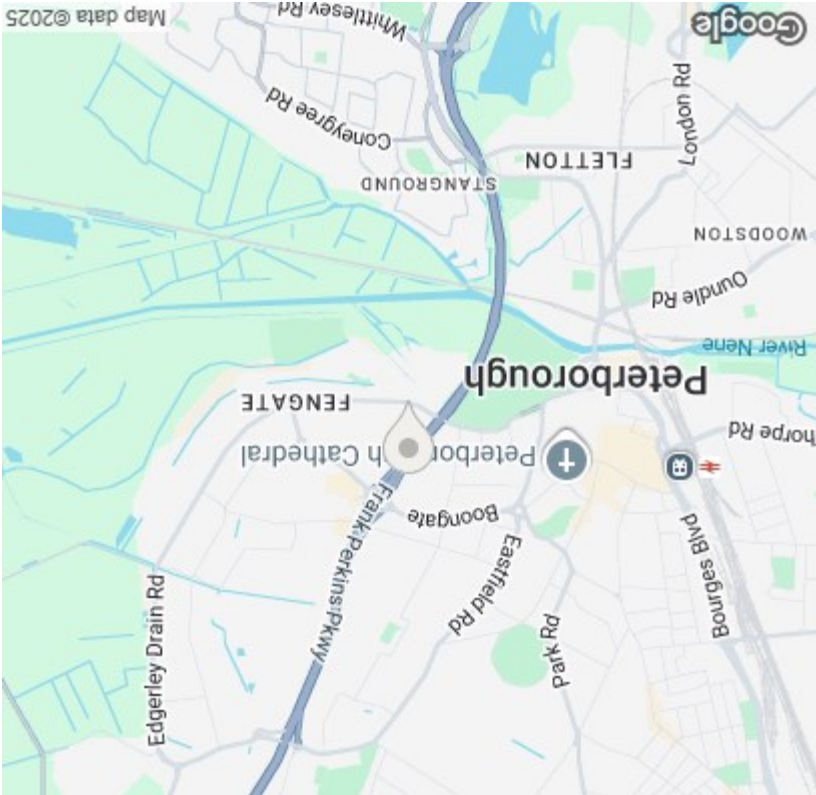
Floor Plan



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.

Energy Efficiency Graph



Area Map

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 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.

AUCTIONEER COMMENTS:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (amsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349,000 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Entrance Hall
1.74 x 1.51 (5'8" x 4'11")

Hallway
4.20 x 0.99 (13'9" x 3'2")

Living Dining Room
4.13 x 6.01 (13'6" x 19'8")

Kitchen/Breakfast Room
3.40 x 2.91 (11'1" x 9'6")



Master Bedroom
3.23 x 2.94 (10'7" x 9'7")

Bedroom Two
2.46 x 2.95 (8'0" x 9'8")

Bathroom
1.60 x 1.98 (5'2" x 6'5")

Tenure - Leasehold

At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by the park manager when a sale has been agreed.
Site Fee: £2153.40per annum

IMPORTANT LEGAL INFORMATION

Construction: Park Home
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: Yes
Property subletting: Yes
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Double Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Other - Gas Bottles
Internet connection: Fixed Wireless
Internet Speed: TBC
Mobile Coverage: TBC

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

