



ENTRANCE HALL

LIVING ROOM

DINING AREA

KITCHEN

UTILITY ROOM

BEDROOM 1

BEDROOM 2

SHOWER ROOM

PARKING



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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

39 Keys Park, Parnwell Way
 Peterborough, PE1 4SN
 £169,000



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BRAND NEW PARK HOME (36'x20') situated in the highly popular Keys Park, Peterborough, development | Fully Furnished | Countryside Location | Wonderful Local Amenities Nearby | Exclusively For The Over 50s | Pets are Considered | Fully Integrated Appliances.

- BRAND NEW PARK HOME
- OVER 50'S DEVELOPMENT
- PARKING
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING
- STYLISH KITCHEN AND UTILITY ROOM
- WALK IN DOUBLE SHOWER
- GAS CENTRAL HEATING
- GARDEN SPACE
- CALL OUR OFFICE TO VIEW 01733 303111

Viewings: By appointment
£169,000

ENTRANCE HALL

Obscure double glazed uPVC single door to front. Fitted carpet, radiator, access to all rooms:

OPEN PLAN LIVING/DINING ROOM

19'3" max x 15'5" max
x2 uPVC double glazed windows to the front and x2 to the side. Fitted carpet, x2 radiators.

KITCHEN

8'5" x 8"
UPVC double-glazed window to rear. The kitchen is fitted with a matching range of base and eye level units, fitted electric oven and grill, fitted four ring gas hob, extractor fan fitted over, fitted 1 1/2 bowl sink drainer.

UTILITY ROOM

9'2" x 5'5"
Obscure glazed uPVC single door to rear. Fitted with a matching range of drawers and units with matching worktop space, fitted appliances, open to kitchen.

BEDROOM 1

9'2" x 13'6"
UPVC double glazed window to rear, fitted carpet, radiator, fitted double wardrobe x2 and single wardrobe space.

BEDROOM 2

9'4" x 8'3"
UPVC double glazed window to front, fitted carpet, radiator.

SHOWER ROOM

Obscure uPVC double glazed window to front. Walk in double shower with shower guard and shower fitted over, low level WC and wash hand basin.

OUTSIDE

Block paved driveway to the side of the home with parking for one vehicle. There is a garden space laid with lawn that wraps around both sides and the rear of the property. Outbuilding/store shed.

SURROUNDING AREA

Whatever you may be looking for in a city, Peterborough has the perfect mix. From heritage attractions to countryside walks, nature reserves and villages with events throughout the year. Take in the splendour of our magnificent 900 year-old Norman cathedral, which is a special experience of beautiful grounds and majestic architecture. Follow the heritage trail to be transported back in time at Peterborough Museum. And some of the best highlights in rural Peterborough include Burghley House, John Clare Cottage and Sacrewell Farm and Country Centre with its historic watermill.

TENURE

Tenure: Virtual Freehold. Virtual Freehold means that when buying a park home, you purchase the physical property outright and lease the land it sits on in perpetuity, for the entirety of the time the home is sited. These properties are not mortgageable. Please consult a solicitor for further information.

SERVICES

Mains water, gas, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

SITE FEES

Site fees (at time of listing): £222 per month. Please note that the site fee (also known as pitch fee, or ground rent) is subject to change and reviewed annually. Ground rent can only be increased in line with the Retail Price Index. For more information, please get in touch.