



ENTRANCE HALL

LIVING ROOM

DINING AREA

BALCONY

KITCHEN

BEDROOM 1

ENSUITE

BEDROOM 2

DRESSING ROOM

FAMILY BATHROOM

Woodcock Holmes

20a Tesla Court, Innovation Way,
Peterborough PE2 6FL

01733 303111

info@woodcockholmes.co.uk

rightmove
find your happy

**The Property
Ombudsman**

Zoopla

**THE
GUILD
PROPERTY
PROFESSIONALS**

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.

woodcockholmes.co.uk

WH
WOODCOCK HOLMES



23 Keys Park
Peterborough, PE1 4SL
£130,000



23 Keys Park
Peterborough
PE1 4SL

Modern and spacious 2-bedroom park home for over 50s, featuring en-suite, walk-in wardrobes, private wrap-around garden, balcony, parking, and no forward chain—set in a popular, well-connected development.

• NO FORWARD CHAIN

• PARKING TO THE SIDE OF THE PROPERTY

• MAIN BEDROOM WITH DRESSING AREA

• SHOWER ROOM ENSUITE TO MAIN BEDROOM

• WALK IN DRESSING ROOM OFF THE SECOND BEDROOM

• OPEN PLAN L-SHAPED LIVING/DINING ROOM

• BALCONY AREA OFF THE LIVING ROOM SPACE

• MODERN FITTED KITCHEN

• STYLISH THREE-PIECE FAMILY BATHROOM

• OVER 50S PARK HOME DEVELOPMENT

Viewings: By appointment

£130,000

HALLWAY
UPVC door to front, fitted carpet, store cupboard x2, access to:

LIVING ROOM
10'8" x 15'7"
UPVC double glazed window to front and side, fireplace, fitted carpet, radiator, L-shaped open to:

DINING AREA
8'1" x 8'2"
UPVC double glazed bay area with French doors leading to your enclosed balcony space, fitted carpet, radiator, open to:

KITCHEN
11'4" x 7'10"
UPVC double glazed single door and window to rear, fitted kitchen with a matching range of base and eye level units, fitted worktop, splashback tiles, fitted appliances, fitted sink drainer.

BEDROOM 1
8'8" x 9'2"
UPVC double glazed window to front, fitted carpet, radiator, dressing area with x2 double fitted wardrobes.

ENSUITE SHOWER ROOM
6'6" x 5'8"
Obscure uPVC double glazed window to rear, three-piece suite with WC, wash hand basin in vanity unit with storage under, shower cubicle with tiled surround.

BEDROOM 2
8" x 10'1" max
UPVC double glazed window to rear, fitted carpet, radiator, walk-in wardrobe/dressing room.

FAMILY BATHROOM
6'7" x 5'10"
UPVC double glazed window to front, three piece suite with WC, wash hand basin in vanity unit with storage under, bath with shower screen, fitted shower and tiled surround.

OUTSIDE
Externally, the home offers block-paved parking adjacent to the property, with additional and visitors' parking available on site. The wrap-around garden is mainly laid to lawn, with a private rear section enclosed by hedge borders. There is also an outbuilding for storage, an outside tap, and well-kept grounds.

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. There is a site fee of £234.94 per month.

SURROUNDING AREA
Parnwell is a residential area close to local amenities including a superstore, public houses, doctor's surgeries, local shops, schooling and churches. Easy access to A1M, A47, A15 and City Centre. There is a regular bus route to the City Centre. Peterborough is a Cathedral City with good rail and road network links

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

MARKETING INFORMATION
Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer. None of the appliances, services or equipment described or shown have been tested.