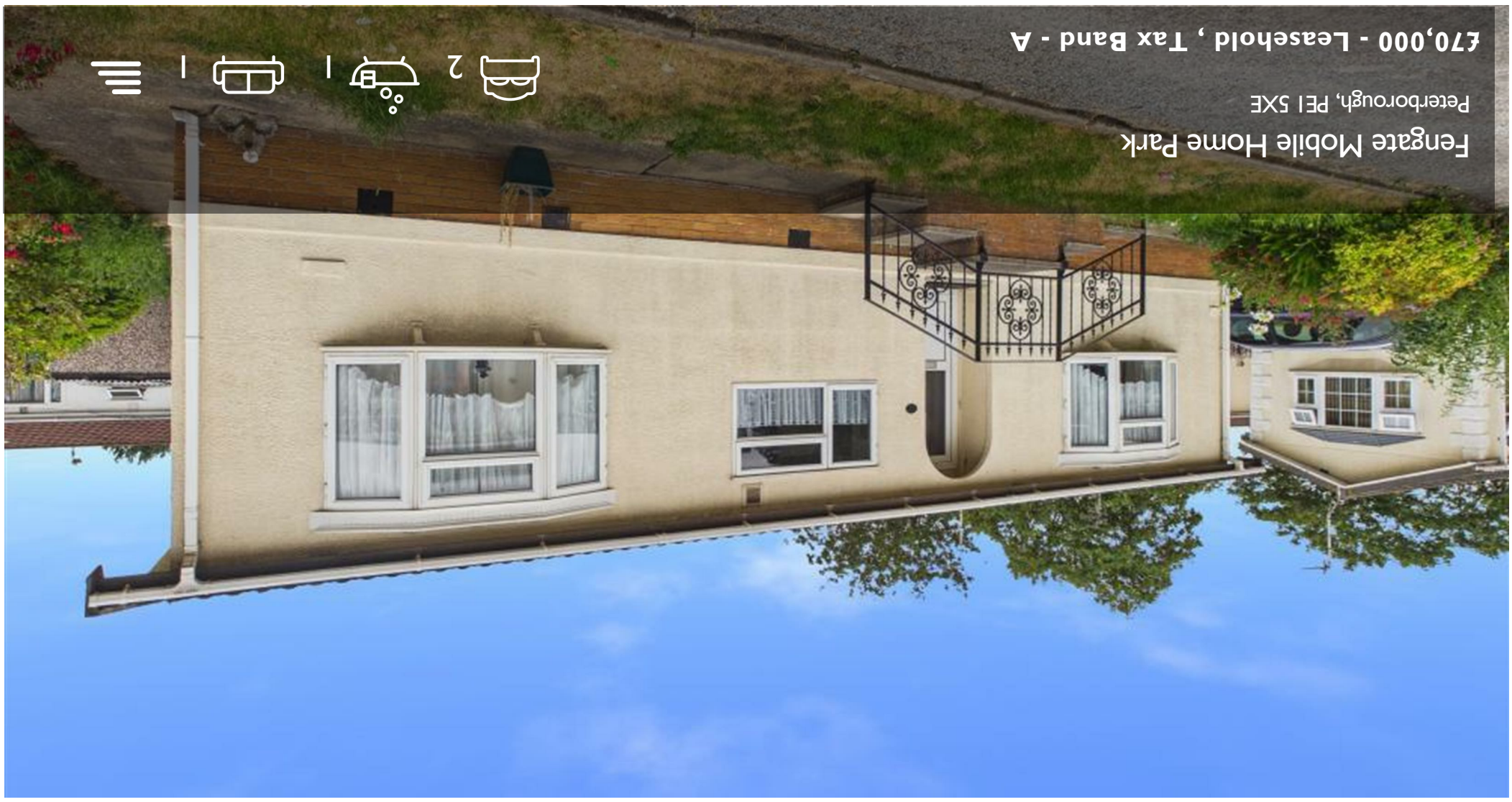


Fengate Mobile Home Park

Peterborough, PE1 5XE

£70,000 - Leasehold , Tax Band - A

2 | 1 | 1

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 licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Fengate Mobile Home Park

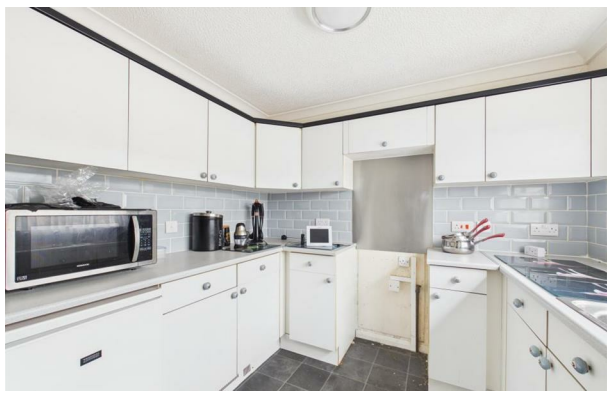
Peterborough, PE1 5XE

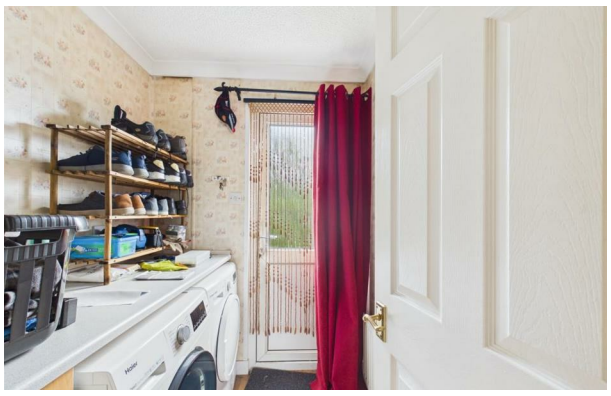
Offered for sale with no forward chain, this spacious double-unit park home is situated on the sought-after Fengate Mobile Home Park, just a short distance from Peterborough city centre, and offers a fantastic opportunity for buyers looking to add their own personal touch.

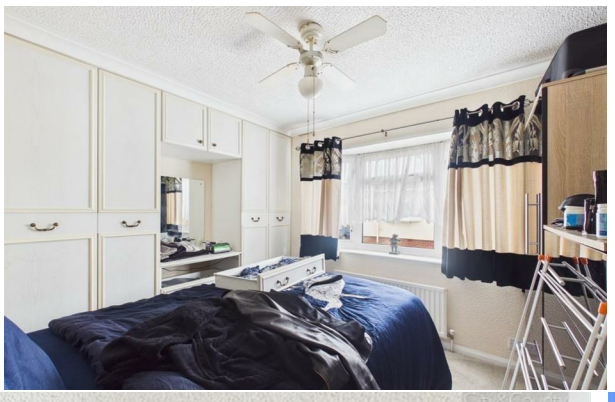
Welcome to this spacious double-unit park home, situated on the popular Fengate Mobile Home Park, just a stone's throw from Peterborough city centre. Stepping through the front door, you are welcomed into a bright entrance hallway that flows conveniently through to the heart of the home, cleverly linking each of the principal rooms together. To one side, the generously proportioned living/dining room offers plenty of space for both relaxing and entertaining, with ample room for freestanding furniture throughout. The well-equipped kitchen sits adjacent, offering a practical layout with space for appliances, while a separate utility room provides useful additional storage and functionality, a real bonus for a home of this style. A family bathroom, complete with bath, WC, and wash basin, serves the property's two bedrooms. The master bedroom is a superb double, benefitting from plenty of natural light, while bedroom two offers further flexible space, ideal as a second bedroom, guest room, or home office depending on your needs. Throughout, the home presents an excellent opportunity for a new owner to add their own personal touch, with scope to cosmetically enhance and modernise further, allowing buyers to create a home truly suited to their taste. Externally, the property benefits from its own private, off-road parking, along with a private garden complete with a useful storage shed, perfect for outdoor enjoyment and additional storage alike. This home is offered for sale with the added benefit of no forward chain, making for a smooth and straightforward purchasing process. Please note that we do not currently hold the material information for this property, however the vendor is in the process of obtaining this, and it will be made available in due course.

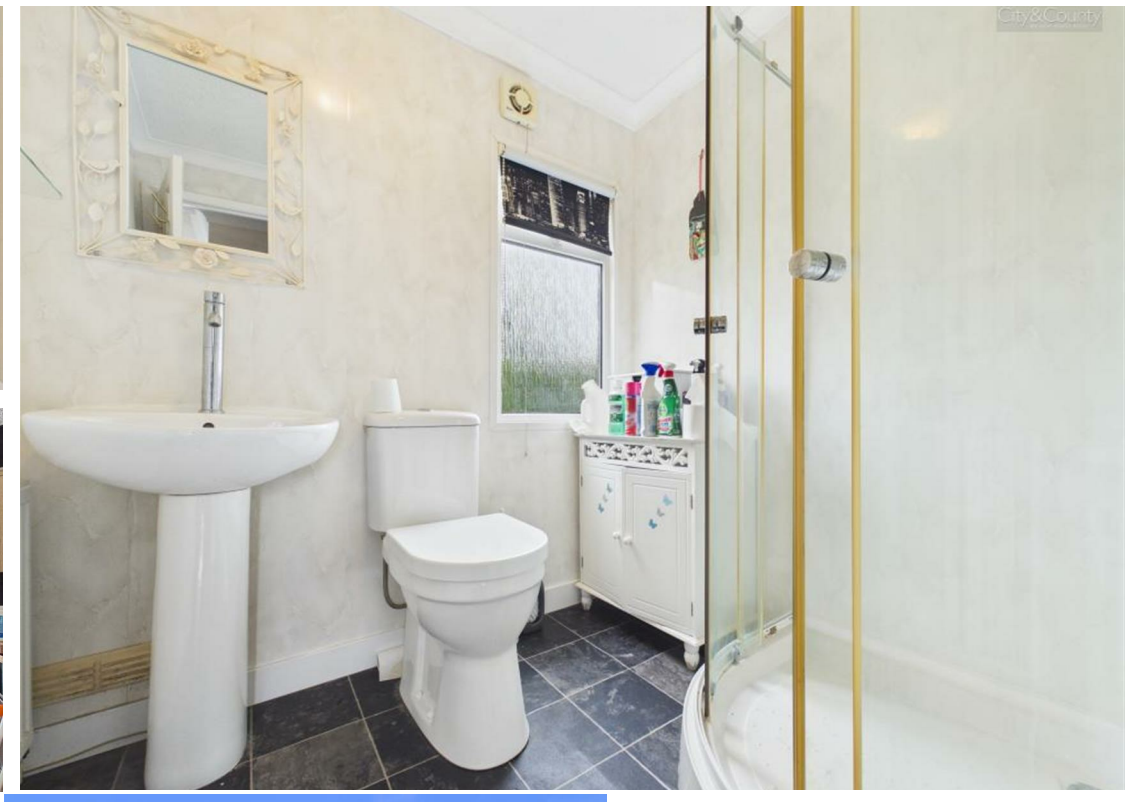
Entrance Hall
3.07 x 1.01 (10'0" x 3'3")

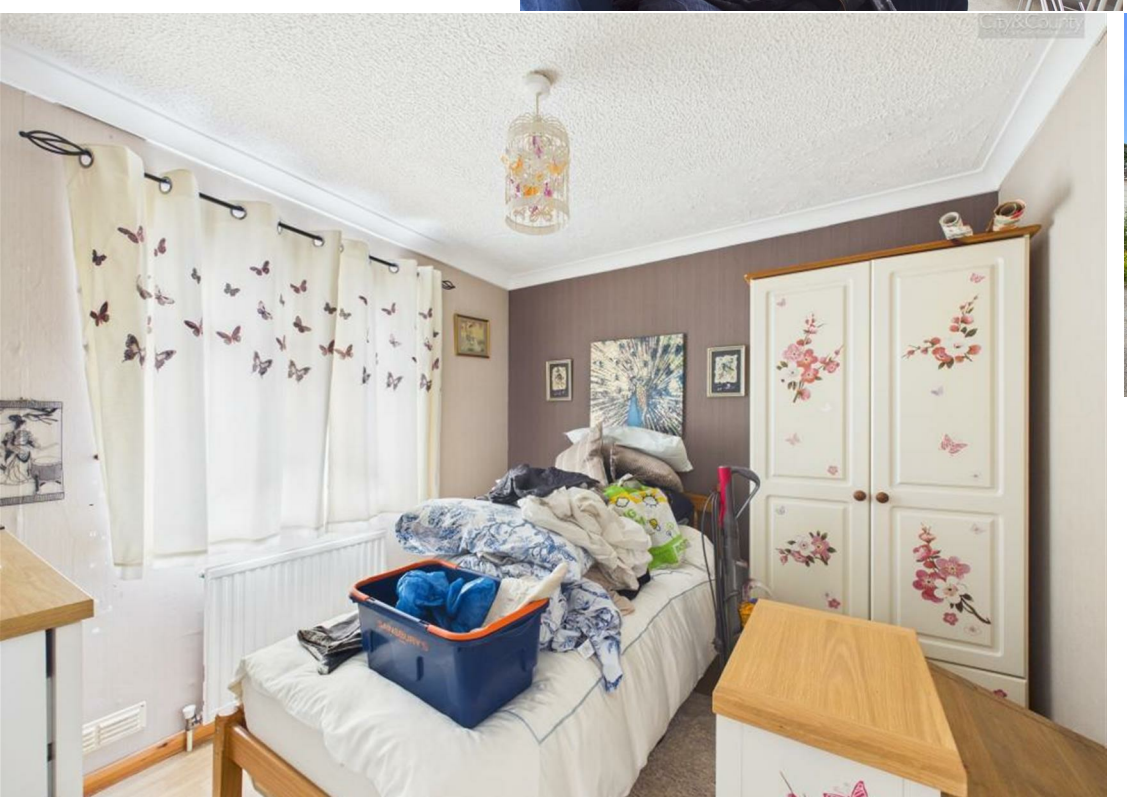
Living/Dining Room
5.37 x 4.11 (17'7" x 13'5")











Kitchen
2.64 x 2.76 (8'7" x 9'0")

Utility Room
1.68 x 1.60 (5'6" x 5'2")

Master Bedroom
2.60 x 3.42 (8'6" x 11'2")

Bathroom
1.69 x 1.98 (5'6" x 6'5")

Bedroom Two
2.66 x 2.94 (8'8" x 9'7")

EPC - Exempt

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.
Ground rent and service charge - £ tbc per annum (£tbc per month)

DRAFT DETAILS AWAITING VENDOR APPROVAL