

Connells

Fengate Mobile Home Park
PETERBOROUGH

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PETERBOROUGH PE1 5XE

for sale guide price
£70,000 - £80,000







Property Description

Situated on a well-regarded over 55's park home development, this spacious and well-presented mobile home offers comfortable, single-level living with a thoughtfully designed layout throughout. *** Guide price £70,000-£80,000***

The property opens into a central hallway which provides access to all accommodation (currently being used as an office). The bright and generously sized lounge/diner is positioned to the front of the home, offering a welcoming space to relax and entertain, with plenty of natural light flowing through.

The fitted kitchen is well laid out with a range of units and work surfaces, offering ample space for cooking and dining.

There are two bedrooms, with the principal bedroom benefiting from its own en-suite shower room, creating a private and convenient space. The second bedroom is well-proportioned and ideal for guests or additional use. A separate bathroom serves the rest of the home.

In addition, there is a useful office or study area, perfect for those looking for a quiet workspace or hobby room.

Externally, the property enjoys its own garden area, providing a pleasant outdoor space for relaxing or light gardening, along with a designated parking area for convenience.

This fantastic home offers a peaceful lifestyle within a community setting and is exclusively available to residents aged 55 and over.

Kitchen

Window to rear, door to side, integrated double oven, high and low level storage with worktops over, induction hob, extractor, tiled splashbacks, wood flooring, stainless steel sink/drainer with mixer tap, integrated fridge/freezer and radiator.

Lounge/Diner

Two windows to the rear and window to the side, carpet and fireplace.

Bedroom One

Two windows to the side, carpet, radiator and built in wardrobe.

En-Suite

Window to side, double shower with hand rail, wash hand basin, WC, tiled walls, wet floor and radiator.

Bedroom Two

Window to the rear and side, radiator and carpet.

Bathroom

Bath, WC, wash hand basin, tiled walls and window to the side.

Office

Double doors to side, wood flooring and radiator.

Outside

Garden

Laid to lawn, mature bushes and shrubs.

Parking

Car park.

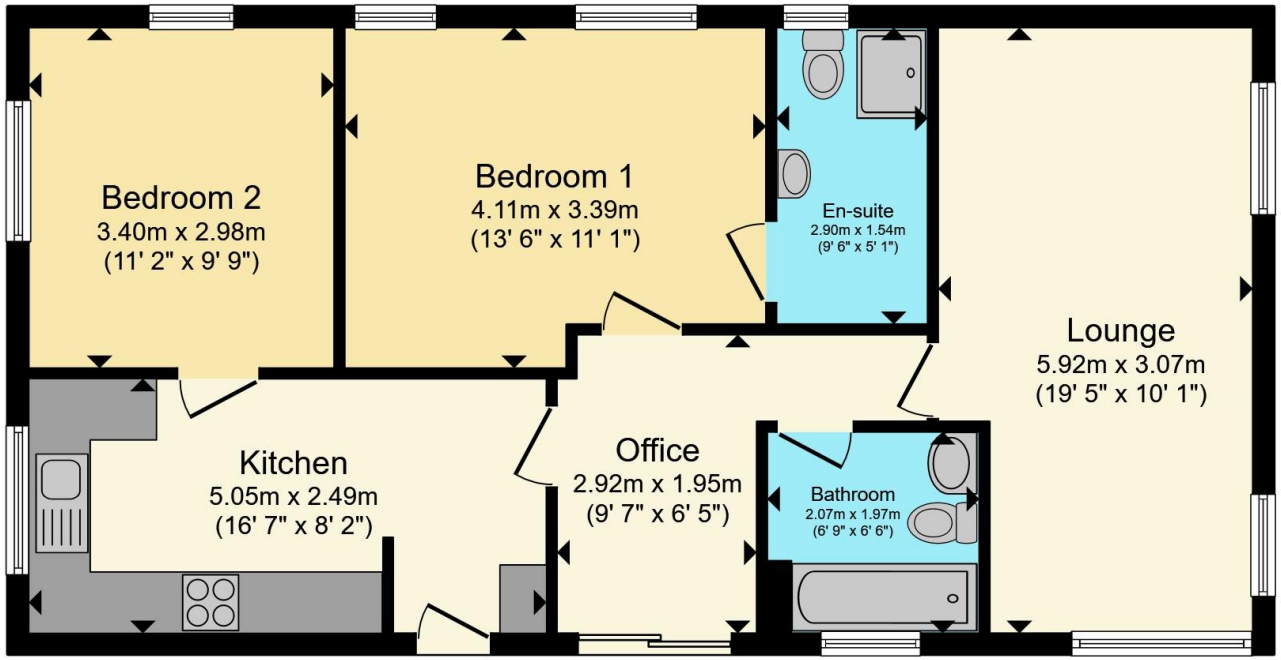
Agents Note

Over 55's only and no pets.

'Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'







Ground Floor





Total floor area 70.7 m² (761 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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EPC Rating: Exempt

Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/PBO312923

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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