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ENTRANCE HALL

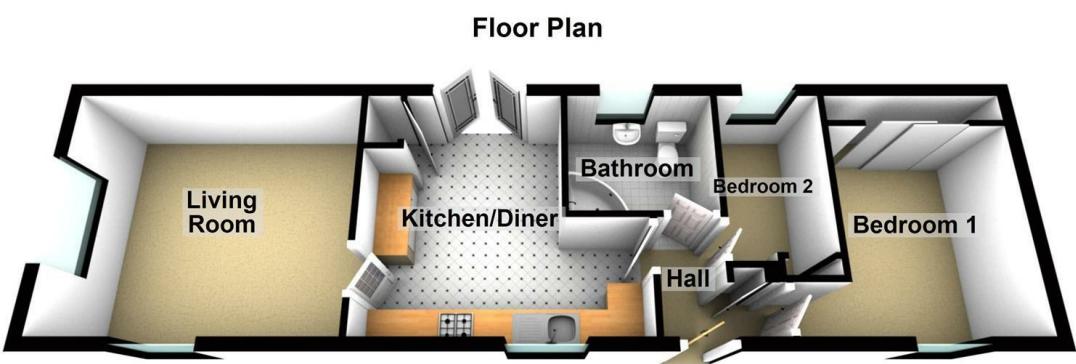
KITCHEN DINER

LIVING ROOM

BEDROOM 1

BEDROOM 2

BATHROOM



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 THE GUILD  
PROPERTY  
PROFESSIONALS

These particulars do not constitute part or all of an offer or 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.

**52 Keys Park**  
Parnwell, Peterborough, PE1 4SN  
£70,000



## 52 Keys Park Parnwell, Peterborough PE1 4SN

Don't miss out on this detached park home sitting on a corner plot with driveway to side, available with No Forward Chain in the popular Keys Park over 50's development, with easy access to Peterborough, local travel links and public transport.

- OVER 50's PARK HOME DEVELOPMENT
- RECENTLY DECORATED THROUGHOUT
- DRIVEWAY PARKING
- SURROUNDING GARDEN SPACE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- NO FORWARD CHAIN
- CALL OUR OFFICE ON 01733 303111 TO VIEW
- RECENTLY RE-CARPETED
- POPULAR LOCATION

Viewings: By appointment  
£70,000

### ENTRANCE PORCH

UPVC double-glazed door to front, carpet, storage cupboard.

### KITCHEN DINER

11'10" x 13'5" max

UPVC double glazed window to front, uPVC double-glazed double doors to rear. Fitted kitchen with fitted stainless steel sink drainer, electric oven, space for fridge, space for freezer, worktop space, vinyl flooring, airing cupboard with gas central heating boiler fitted.

### LIVING ROOM

11'10" x 13'5"

UPVC double glazed window to front and side, fitted carpet, radiator, TV point.

### BEDROOM 1

11'10" into wardrobe x 8'6"

UPVC double glazed window to front, fitted carpet, radiator, built in wardrobe space with sliding doors, fitted storage over bed space.

### BEDROOM 2

9" x 5"

UPVC double glazed window to rear, fitted carpet, wardrobe space.

### BATHROOM

5'6" x 6'5"

Obscure uPVC double glazed window to rear, three piece suite with corner bath, low level WC and wash hand basin.



### OUTSIDE

Driveway to the side of the property with parking for one vehicle. Outbuilding. Surrounding garden laid with lawn and shrub/flower beds.

### SURROUNDING AREA

Parnwell is residential area close to local amenities including a supermarket, 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

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 FEE

Site fee - £152.13 per month.

### 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.