## Floor Plan

ENTRANCE HALL

KITCHEN

LIVING ROOM

BATHROOM

BEDROOM 1

DRESSING ROOM


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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 logal title of the property. Buyers not obtain such verification from their solicitors.


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WOODCOCK HOLMES

# 71 Keys Park, Parnwell Way

Peterborough, PE1 4SN

£76,000

## 71 Keys Park, Parnwell Way
## Peterborough
## PE1 4SN

Over 50's park home in the desirable Keys Park, Parnwell, location. Close to local traffic links and within easy access to Peterborough and local amenities. The property features two bedrooms, wet room, a kitchen/breakfast area, living room and garden space.

- OVER 50'S PARK HOME DEVELOPMENT
- UPVC DOUBLE GLAZED
- PRIVATE GARDEN SPACE
- DOUBLE BEDROOM
- VERSATILE DRESSING ROOM AREA, PREVIOUSLY A BEDROOM
- KITCHEN WITH DINING AREA
- WET ROOM WITH FITTED ELECTRIC SHOWER
- CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment
£76,000

### ENTRANCE HALL
UPVC door to side, lino flooring, electric heater.

### LIVING ROOM
12'4" x 9'8"
UPVC double glazed window to front and side, door to front, fitted carpet.

### KITCHEN
10'8" x 9'8"
UPVC double glazed window to both sides, kitchen fitted with a matching range of base and eye level units, fitted worktops, five ring gas oven, stainless steel sink drainer, space for fridge, freezer and washing machine.

### WET ROOM
4'10" x 5'5"
Obscure UPVC double glazed window to side, fully tiled walls, wet floor, pedestal wash hand basin, low-level WC, electric shower.

### BEDROOM 1
7" x 9'8"
UPVC double glazed window to rear, fitted carpet, electric heater.

### DRESSING ROOM
7'3" x 8"
UPVC double glazed window to side, fitted wardrobe and storage surround.

### GARDEN
Garden surrounding the property with large gravel area, mature shrubs and flowers to the front area. There is space for bin storage, shed, patio area and a greenhouse. There are stairs and a metal electric ramp.

### SURROUNDING AREA
Parnwell is 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

### COUNCIL TAX/TENURE/EPC
Tenure, council tax band, and EPC rating details are provided by the vendor or relevant authority and should be verified by prospective buyers.

### SERVICES
Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

### 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. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.

### 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 £127.61 per month.