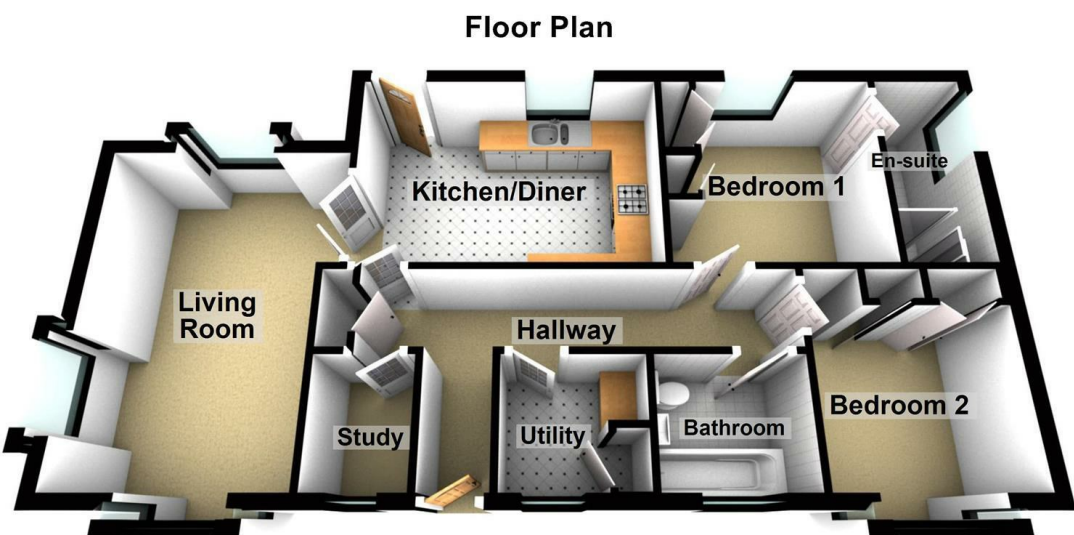




- HALLWAY
- KITCHEN DINER
- LIVING ROOM
- STUDY
- UTILITY ROOM
- BEDROOM 1
- ENSUITE SHOWER ROOM
- BEDROOM 2
- BATHROOM



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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.

**Keys Park**  
Parnwell, Peterborough, PE1 4SL  
Offers Over £130,000





## Keys Park

## Parnwell, Peterborough

## PE1 4SL

Modern park home in great condition throughout! Keys Park is a popular over 50's development of park homes with easy access to Peterborough and local travel links.

• NO FORWARD CHAIN

• MODERN PARK HOME

• TWO BEDROOMS

• ENSUITE TO MAIN BEDROOM

• KITCHEN DINER

• LIVING ROOM WITH BAY WINDOWS

• PARKING SPACE TO FRONT

• OVER 50'S DEVELOPMENT

• OUTSIDE SHED

• CALL 01733 303111 FOR A VIEWING

Viewings: By appointment

Offers Over £130,000

**HALLWAY**  
Obscure UPVC glass door to front, fitted carpet, storage cupboard. Radiator.

**KITCHEN DINER**  
9'3" x 13'8"  
Obscure UPVC double glazed window and door to rear. Matching range of base and eye level units with splash back tiles behind worktops. 1 1/2 bowl stainless steel sink drainer, fitted electric oven with four ring gas hob over and extractor hood built in above. Integrated fridge and freezer and dishwasher. Wood effect panel flooring. Radiator.

**LIVING ROOM**  
14'11" x 9'9"  
UPVC double glazed window to front, rear and side, television point, fitted electric feature fireplace, fitted carpet. x2 Radiators.

**STUDY**  
6'3" x 4'2"  
UPVC double glazed window to front, fitted desk and fitted carpet. Radiator.

**UTILITY ROOM**  
6'3" x 5'11"  
UPVC double glazed window to front, matching range of base and eye level units with splash back tiles behind worktops, cupboard housing the wall munted gas central heating boiler, fitted washing machine in base unit. Vinyl flooring. Radiator.

**BEDROOM 1**  
9'3" x 9'9"  
UPVC double glazed window to rear, built in double wardrobe, fitted carpet. Radiator.

**ENSUITE SHOWER ROOM**  
9'3" x 3'11"  
Obscure UPVC double glazed window to side, low level WC, vanity wash hand basin unit, double shower cubicle with fully tiled walls behind and a fitted power shower. Wood effect panel flooring. Radiator.

**BEDROOM 2**  
9'3" x 8'6"  
UPVC double glazed window to front, fitted double wardrobe, fitted carpet. Radiator.

**BATHROOM**  
5'6" x 6'3"  
Obscure UPVC double glazed window to front, low level WC with half tiled splash back wall behind, fitted bath with fully tiled splash back walls behind, mixer tap & shower heads and fitted shower holder. Wood effect panel flooring, extractor fan. Radiator.

**OUTSIDE**  
Outside, the property has an allocated parking space conveniently located next to the home. The garden wraps around the rear and side of the property, mainly laid to lawn and bordered by a small picket fence. There are gated access points to both sides of the garden, and a storage shed is provided for added convenience. Additionally, there's access under the park home, offering extra storage space. Visitors parking is available on site, making it hassle free for any guests.

**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

**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 £236.14. per month.

**SERVICES**  
Mains 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.