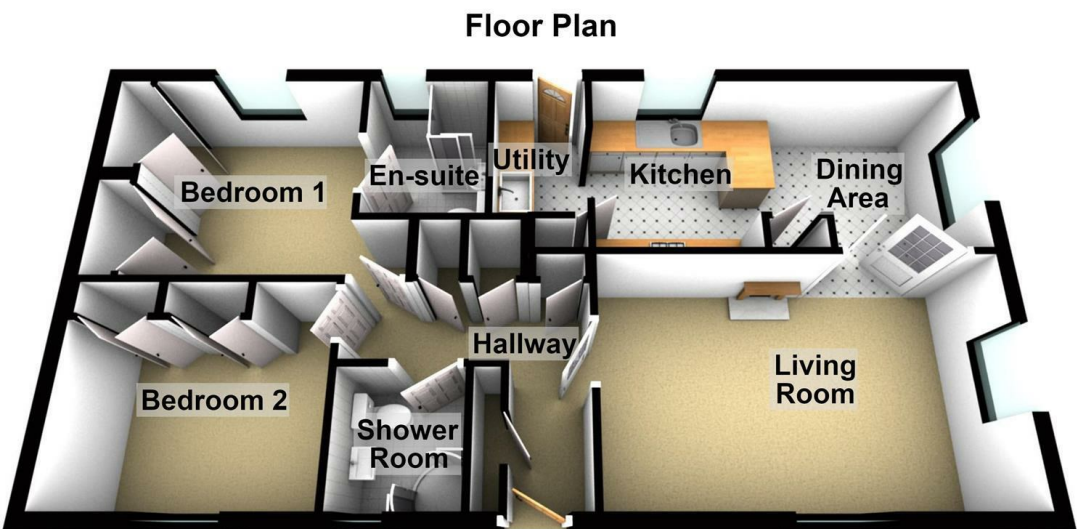




ENTRANCE HALL

LIVING ROOM

DINING ROOM

KITCHEN

UTILITY ROOM

BEDROOM 1

ENSUITE SHOWER ROOM

BEDROOM 2

SHOWER ROOM

woodcockholmes.co.uk



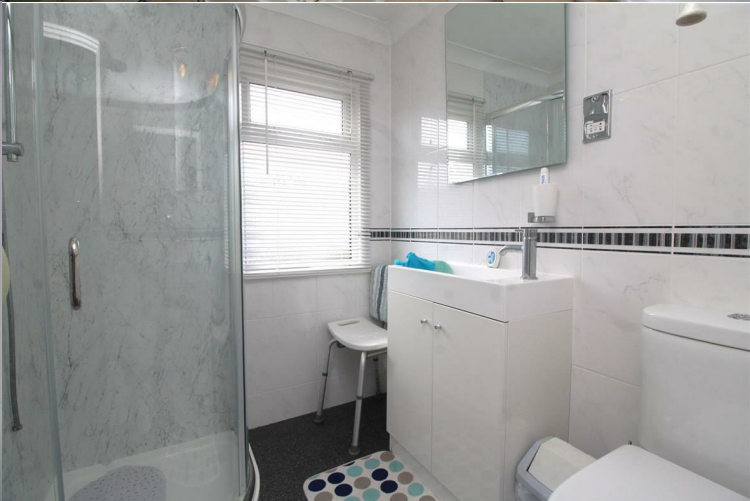
Woodcock Holmes
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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing 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 legal title of the property. Buyers not obtain such verification from their solicitors.

95 Keys Park
Peterborough, PE1 4SN
£100,000



95 Keys Park
Peterborough
PE1 4SN

A spacious two-bedroom double park home within the popular Keys Park over-50s development, offering well-proportioned accommodation, two bathrooms, private outside space, parking and the benefit of no forward chain.

• AVAILABLE WITH NO FORWARD CHAIN

• OVER 50S PARK HOME DEVELOPMENT

• TWO DOUBLE BEDROOMS

• ENSUITE TO MAIN BEDROOM

• KITCHEN DINER AND SEPARATE UTILITY ROOM

• MAINS GAS - GAS CENTRAL HEATING THROUGHOUT

• UPVC DOUBLE GLAZED

• CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment

£100,000

HALLWAY
UPVC door to front, fitted carpet, storage cupboards, access to:

LIVING ROOM
10'3" x 16'5"
UPVC double glazed window to front and rear, fitted carpet, radiator, radiator.

KITCHEN/DINER
8'2" x 16'5"
UPVC double glazed window to side and rear, vinyl flooring, radiator, fitted kitchen with a matching range of base and eye level units, fitted worktops, fitted sink drainer, fitted oven, fitted four ring hob, fitted extractor fan.

UTILITY ROOM
7'3" x 2'5"
Fitted range of base and eye level units, sink, space for appliances, storage cupboard, door to garden.

BEDROOM 1
9'1" x 9'7"
UPVC double glazed window to rear, fitted carpet, fitted wardrobes, radiator, access to ensuite.

ENSUITE SHOWER ROOM
Obscure upVC double glazed window to rear, fitted three piece suite with WC, wash hand basin, shower cubicle, radiator.

BEDROOM 2
9" x 10'7"
UPVC double glazed window to front, fitted carpet, radiator, fitted wardrobes.

SHOWER ROOM
6" x 5'1"
Obscure uPVC double glazed window to front, three-piece family shower room, comprising a shower cubicle, WC and wash hand basin in vanity units, all with tiled surround.

OUTSIDE
Externally, the property benefits from wrap-around grounds, with a private garden area accessed through a charming plant arch. The garden is mainly laid to lawn with a paved patio area and attractive flowerbed borders.

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 £176.58 per month.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC