



Werrington Grove, Peterborough
£85.000 **Freehold**

**Sharman
Quinney**

Key Features



- Double Bedroom
- Modern Kitchen
- Wet Room
- Garden
- Parking

GROUND FLOOR

ENTRANCE HALL: UPVC Double glazed entrance door. Built in cupboard.

KITCHEN: 2.41m x 3.02m (7'11" plus recess x 9'11" max) UPVC Double glazed window to side. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven and fitted hob. Radiator. Built in cupboard housing wall mounted boiler. Door leading to porch area.

LOUNGE: 4.44m x 2.97m (14'07" x 9'09") UPVC Double glazed window to front and side. Radiator. Feature fireplace with electric fire.

BEDROOM: 4.21m x 2.99m (13'10" to wardrobe x



9'10") UPVC Double glazed window to side and rear. Radiator. Built in wardrobe.

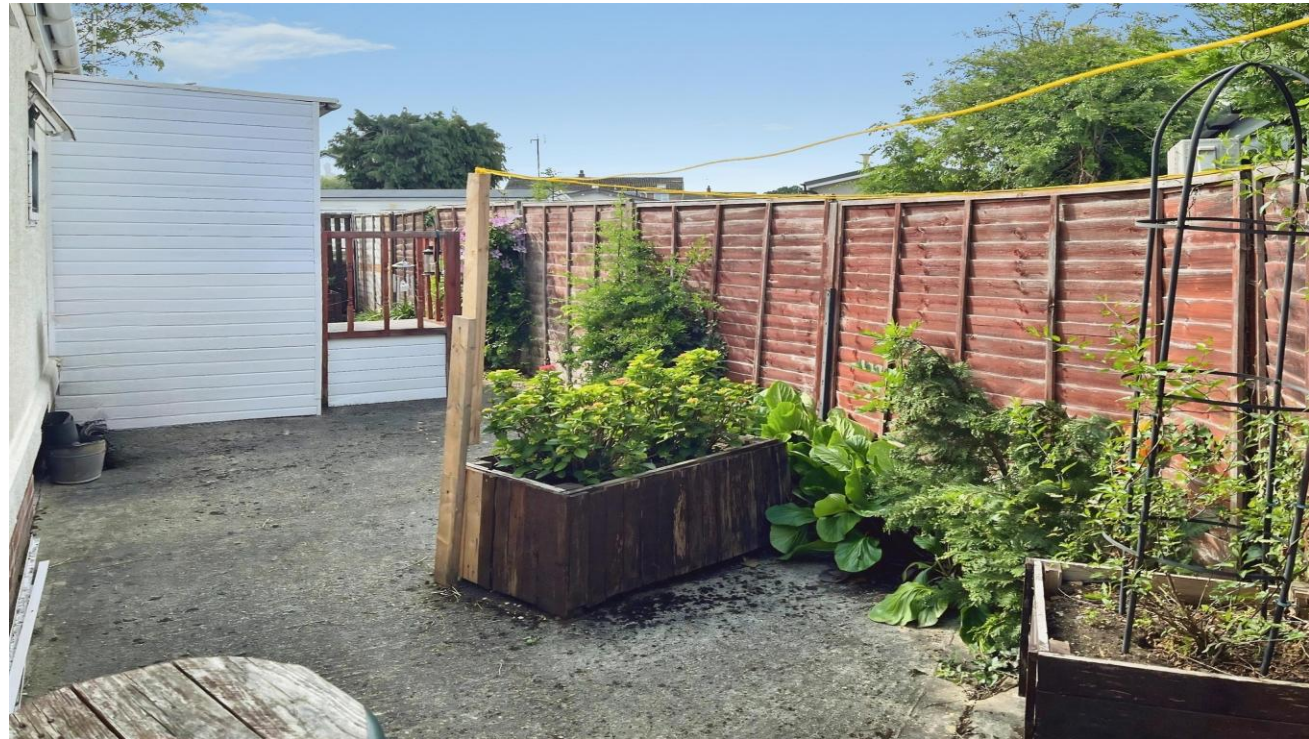
WET ROOM: UPVC Frosted double glazed window to side. Low level WC. Wash hand basin with mixer tap. Wall mounted electric shower. Heated towel rail.

OUTSIDE

Wrap around garden and parking.

NB: The vendor informs us there is a ground rent charge of £145.37pcm.

Agents Note; There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner – when buying a home.). Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)



To view this property call Sharman Quinney on:
01733 575757

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 575757

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: WER205924 - 0001

