



- ENTRANCE HALL
- LOUNGE
- DINING AREA
- KITCHEN
- UTILITY ROOM
- BATHROOM
- BEDROOM 1
- ENSUITE
- BEDROOM 2



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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.

4 Cross Keys, Keys Park
 Parnwell, Peterborough, PE1 4SN
 £92,500



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Woodcock Holmes are delighted to offer this over 50's Park Home in the popular and well presented Keys Park, Parnwell, area. The property benefits from an entrance hall, two double bedrooms, refitted ensuite to main bedroom, refitted bathroom, lounge, dining area open into kitchen space, utility room, garden and outbuilding

- PARK HOME
- WELL PRESENTED
- TWO BEDROOMS
- ENSUITE SHOWER ROOM
- LOUNGE
- OPEN KITCHEN / DINING AREA
- UTILITY ROOM
- OVER 50'S

Viewings: By appointment
£92,500

ENTRANCE HALL

UPVC double glazed obscure glass door to front, fitted carpet, one radiator, X3 storage cupboards - two of which have radiators.

LOUNGE

10'8" x 16'10"

UPVC double glazed window to front and UPVC bay style window to side. fitted carpet. two radiators, television point, Telephone point and electric feature fireplace, double doors leading into dining room

DINING AREA

8'6" x 8"

UPVC double glaze bay style window to side, fitted carpet, one radiator, leading into kitchen area

KITCHEN

8'6" x 8'10"

UPVC double glazed window to rear, kitchen is fitted with a matching range of base and eyelevel units with fitted worktops and splashback tiles behind, 1 1/2 bowl sink drainer with mixer tap over, fitted four ring gas hob with built in extractor above, Hotpoint electric oven, space for fridge freezer, space for dishwasher.

UTILITY ROOM

7'7" x 5'2"

UPVC double glazed obscure glass door to rear fitted with a matching range of base and eyelevel units with worktops, fitted stainless steel sink drainer with mixer tap over splashback tiles behind. Space for tumble dryer, space for washing machine, wall mounted gas central heating boiler and storage cupboard.

BATHROOM

6'4" x 5'6"

Obscure UPVC double glazed window to front, three-piece suite with low-level WC and wash hand basin with vanity units with splashback tiles behind. Bath with electric shower fitted over and fully tiled splashback wall surround with shower screen guard, vinyl flooring and chrome towel rack style radiator.



BEDROOM 1

9'6" x 11'10"

UPVC double glazed window to rear, fitted carpet, one radiator, x2 built in double wardrobes with one radiator inside, access to shower room ensuite

ENSUITE

Obscure UPVC double glazed window to rear. Fully tiled walls with walk in double shower cubicle with fitted power shower, wash hand basin and low-level WC within vanity units, chrome towel rack style radiator, vinyl flooring.

BEDROOM 2

9'5" x 11'1"

UPVC double glazed window to front, fitted carpet, x2 fitted wardrobes, radiator.

OUTSIDE

Outside there is garden area surrounding the whole of the property, mainly laid to lawn with a mixture of flower beds and mature shrubs. There is an outbuilding for storage, outer electric sockets sourced from the property, there is patio area and there are two entrances into the property through the entrance hall and through to the utility room.

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

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.