

Seekers

— PARK HOMES —

Selling Park, Lodge & Leisure homes

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**21 MARINA TERRACE, YARWELL MILL COUNTRY PARK, MILL ROAD,
YARWELL, PETERBOROUGH, PE8 6FL**

- LARGE 2 BEDROOM PARK HOME
- BUILT BY STATELY ALBION IN 2021
- 44 X 20 WINDSOR MODEL
- AIR CONDITIONING
- GAS (LPG) CENTRAL HEATING
- DOUBLE GLAZING
- FITTED KITCHEN & UTILITY ROOM

- OWN DRIVE
- OWN GARDEN WITH LARGE DECKED AREA
- SEMI RETIREMENT PARK 55 YEARS +
- PETS AND DOGS WELCOME
- ATTRACTIVE VILLAGE LOCATION

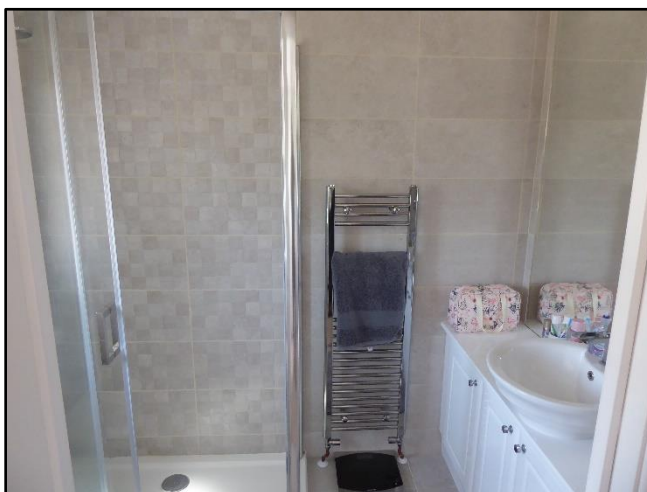
£199,950

Reference No: 7628

This large 2 bedroom park home comprises:

<u>ENTRANCE HALL</u>		Radiator, cupboard, loft access
<u>LOUNGE</u>	19'9 X 10'10	Double aspect, radiator, double glazing, tv point, telephone point, electric flame effect fire with decorative surround, vaulted ceiling, wall mounted air conditioning unit
<u>DINING ROOM</u>		Front aspect, radiator, double glazing, vaulted ceiling, wall mounted air conditioning unit
<u>KITCHEN</u>	8'3 X 8'0	A range of laminated eye and base level units, laminated roll top work surfaces, part tiled walls, ceramic sink, double electric oven with gas hob, cooker hood, integrated d/washer, double glazing, door to utility room
<u>UTILITY ROOM</u>	8'3 X 5'3	A range of eye and base level units, stainless steel sink, w/machine, fitted fridge/freezer, wall mounted LPG boiler enclosed in cupboard, radiator, door to garden
<u>BEDROOM 1</u>	11'7 X 9'5	Side aspect, radiator, double glazing, fitted wardrobe with triple sliding doors
<u>EN-SUITE SHOWER ROOM</u>		A white suite comprising shower cubicle with plumbed in shower, vanity basin with cupboard underneath, w/c, fully tiled walls, radiator, frosted double glazed window
<u>BEDROOM 2</u>	10'3 X 9'5	Rear aspect, radiator, double glazing, one single and one double fitted wardrobe, drawers, mirror, overhead cupboards, dressing table unit
<u>BATHROOM</u>		A white suite comprising enclosed bath, vanity basin with cupboard underneath, w/c, fully tiled walls, radiator, frosted double glazed window
<u>PARKING</u>		Own drive
<u>PARK STATUS</u>		Semi Retirement park 55 years + Pets and dogs welcome
<u>GARDEN</u>		Own garden plot with shed, patio and decked area







Location of the park:



For any further
information or
to arrange a
viewing please
contact Seekers
directly on
01252 313554



or alternatively email us at office@seekerstateagents.com

The agent has not been able to test any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order, or fit for their purpose.

Under the Mobile Home Act 2013 you must not rely on the park and home information provided in these details, you must seek verification prior to purchase from the vendor. We would also advise using a specialist surveyor and specialist legal advice which we can recommend.