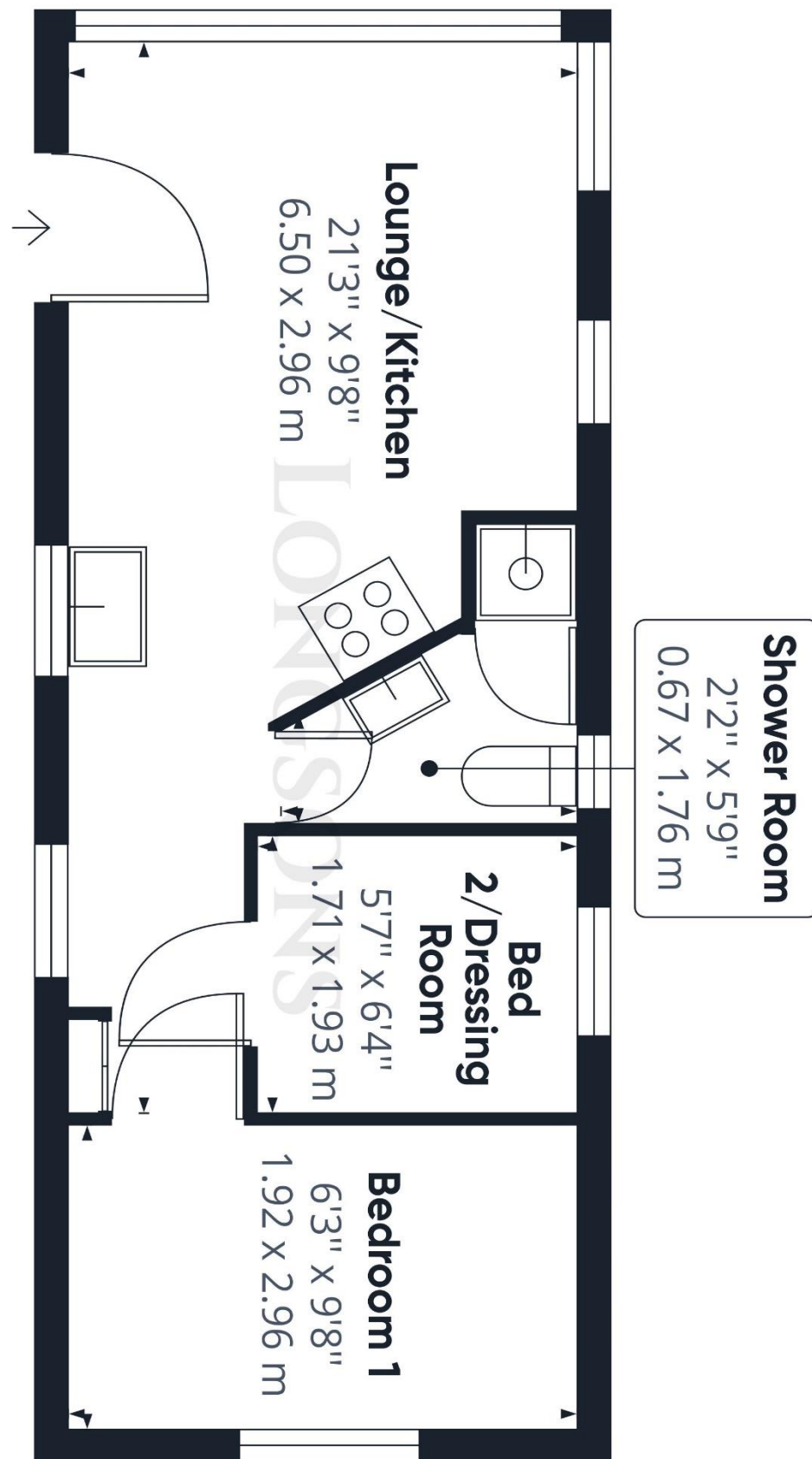




**Bells Park, Swaffham, PE37 7BN**

Well presented two bedroom detached park home situated within easy reach of Swaffham town centre. The property is located on Bells Park, a pet friendly and adult only residential caravan park and offers LPG fired heating, UPVC double glazing and parking.

**Price £52,500 Leasehold**





Situated within easy reach of Swaffham town centre, Longsons are delighted to bring to the market this well presented, detached, two bedroom park home. The property is located on Bells Park, a pet friendly and adult only residential caravan park and offers LPG fired heating, open plan lounge/kitchen, low maintenance gardens, UPVC double glazing and parking.

Viewing highly advised.

Briefly, the property offers lounge/kitchen, two bedrooms, shower room, gardens, parking, LPG heating and UPVC double glazing.

**SWAFFHAM**

Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants. The town is well catered for with a Waitrose and other supermarkets, an excellent Saturday market, three doctors surgeries, free parking throughout the town and also primary, secondary and higher schools. There is easy access to the A47 with Kings Lynn approx 15 miles and approx 30 miles to the city of Norwich, with excellent bus services to local villages and surrounding towns and cities.

**Lounge Area  
21'3" (6.48m) Max x 9'8" (2.95m)  
Max**

Feature fireplace with inset electric fire, UPVC double glazed entrance door opening to side, UPVC double glazed windows to front and side aspects, two radiators.

**Kitchen Area**

Fitted kitchen units to wall and floor, worksurface over, stainless steel sink unit with mixer tap and drainer, space

for electric oven, space and plumbing for washing machine, UPVC double glazed entrance door opening to side, UPVC double glazed window to side aspect, built in storage cupboard, radiator.

**Bedroom One  
6'3" (1.91m) x 9'8" (2.95m)**

Fitted wardrobes, UPVC double glazed window to rear aspect, radiator.

**Bedroom Two  
5'7" (1.7m) x 6'4" (1.93m)**

Currently set up as a dressing room, fitted shelving units and hanging rail, space for tall upright fridge/freezer, UPVC double glazed window to side aspect, radiator.

**Shower Room**

Shower cubicle, wash basin, WC, obscure glass UPVC double glazed window to side aspect, towel radiator.

**Outside**

Low maintenance garden laid to shingle, paved patio seating area, raised decked area providing access to entrance doors, driveway providing off road parking for one vehicle.

**Agents Note**

This park home is subject to ground rent and service charges of approximately £120.00 per calendar month. There is also a park home site fee of 10% associated with the sale of the property. One pet is permitted per pitch. Further details can be obtained from Longsons.

Council tax band A (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Detached Park Home
- Two Bedrooms
- Open Plan Lounge/Kitchen
- Shower Room
- Low Maintenance Garden
- LPG Radiator Heating
- Close to Town Location
- Off Road Parking

