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Lillybrook Estate, Bradenstoke, SN15 4AS

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PROPERTY SALES & LETTINGS



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- Updated Twin Park Home
- Brand New Boiler
- New Flooring Throughout.
- Side Porch Addition
- No Onward Chain
- 36' x 20 Omar Brancaster
- Brand New Electric Consumer Unit
- Garage + Brick Workshop
- Lovely Layout
- *** Attractively Priced for Quick Sale!!! ***

78 Lillybrook Estate Chippenham, SN15 4AS

£124,950

Attractively priced for a quick sale is this updated 36' x 20' Omar Brancaster park home neatly positioned on the popular family run site of Lillybrook, a residential site for the over 50's in the village of Bradenstoke. Benefitting from a brand new boiler and a newly installed electric consumer unit, this 2 bedroom home also features new carpets/flooring throughout and is available free of chain. The accommodation comprises a side porch addition, making for a lovely entrance, dining room with a widened entrance into the spacious living room. A modern kitchen with a newly installed oven, hob and hood, shower room, cloakroom and two bedrooms with built in wardrobes. To the outside is a surrounding garden laid to patio and lawn which features a garage with personal door to the rear accessed from the garden and a separate brick built workshop. Further attributes include LPG central heating, upvc double glazing and additional insulation. All-in-all a wonderful home that must be viewed!



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Wiltshire Council

Tax Band A For year 2024/25 = £1467.57
For information on tax banding and rates, please call Wiltshire Council, Monkton Park, Chippenham, Wiltshire. SN15 1ER. Tel: 0300 456 0109

Tenure: Mobile Homes Act 1983

Pitch Fee: £652.85 per qtr (inc Garage rent)

Tenure: Mobile Homes Act 1983
Flood Risk: None
Internet Speeds: tbc
Gas: LPG (no Mains to village)
Water & Waste: Mains







GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA: 910 sq.ft. (84.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

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