



Connells

Redlands Park
Lighthorne Warwick

Redlands Park Lighthorne Warwick CV35 0AQ

for sale
£140,000



Property Description

Detached park home for the over 55's, situated on the edge of the sought after village of Lighthorne and located within the popular Redlands Park site. Having a dual aspect lounge, kitchen, porch, two DOUBLE bedrooms, a low maintenance garden and PARKING! CALL NOW TO ARRANGE VIEWING!

Introduction

Situated approximately 6 miles from the towns of Leamington Spa and Warwick and 13 miles from Stratford Upon Avon is the peaceful and tranquil Redland's Park Site in Lighthorne.

Lighthorne Village is conveniently situated for access to the M40 at nearby junction 12 and for the beautiful Avon Dasset hills.

The property comprises of the following:

Approach

Via hardstanding driveway with steps leading up to Entrance Porch.

Side Entrance Porch

Entrance porch from the side elevation leading to:

Kitchen

Modern and stylish fully fitted kitchen with a range of wall and base units and complimentary worksurfaces over, ceramic sink and drainer unit, integrated electric oven, integrated electric hob with cooker hood over, radiator and a door to the hallway and the;

Lounge/Diner

18' 9" x 10' 11" (5.71m x 3.33m)

Having two double glazed windows to the front and side elevation, a radiator and electric fire

Bedroom One

11' 2" x 9' 3" (3.40m x 2.82m)

A good sized bedroom benefiting from fitted wardrobes with sliding doors, radiator and a window to rear elevation:

Bedroom Two

8' 4" x 9' 3" (2.54m x 2.82m)

Having a radiator and a window to rear elevation:

Bathroom

Bathroom suite having a double glazed window to the side elevation, wash hand basin and vanity unit, WC, bath and radiator.

Outside

Low maintenance wraparound garden laid to patio, storage shed and a gate leading to the

front for parking.

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)

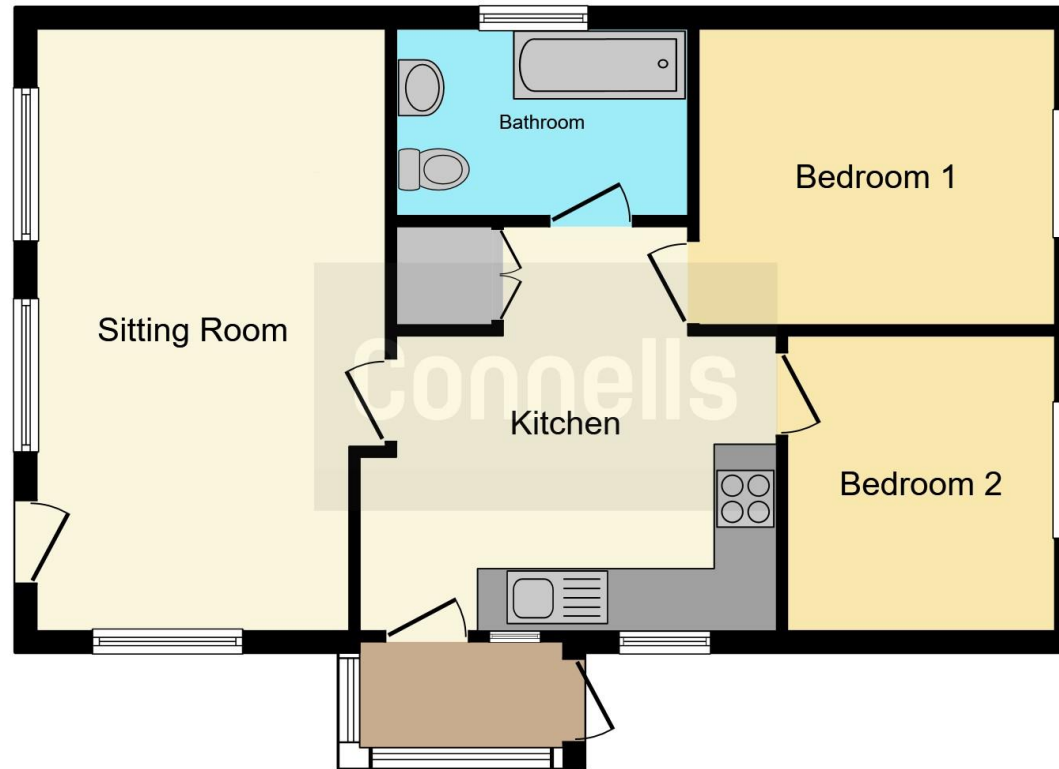
Viewings

Strictly via appointment with the selling agent only.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: Exempt
 Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/WBE103894

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: WBE103894 - 0002