

email: jill@birdsestateagents.co.uk



tel: 01485 534560

BIRDS

ESTATE AGENTS
ESTABLISHED 36 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

4 SHEEPBRIDGE
STATION ROAD
SNETTISHAM PE31 7QR

Guide Price: £100,000

No Onward Chain



A spacious two double bedroom Park Home located on a popular residential site.

LOUNGE/DINER • KITCHEN • TWO DOUBLE BEDROOMS • WET ROOM •
OUTSIDE: Wrap around garden, parking.

SERVICES: Mains water, drainage & electricity, LPG Gas.
COUNCIL TAX BAND: 'A' (£1491.86 2024/25)

*** DOUBLE GLAZING * GAS CENTRAL HEATING ***

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

Sheepbridge Mobile Home Park is situated off Station Road in Snettisham not far from the by-pass to Hunstanton (5 miles) & King's Lynn (10 miles) and about 2 miles from the beach and RSPB Reserve and Sailing Club. Snettisham has small selection of shops, pubs and restaurant in the village centre & regular bus service.

No 4 is approximately 45 years old. It has LPG gas central heating with recently replaced radiators throughout, upvc double glazing, and would benefit from some updating comprising:-

Lounge/Diner: 18'8" x 10'8" (5.73 x 3.30)

steps up to double doors, gas fire, 2 radiators.

Hall:

Kitchen: 9'3" x 9'1" (2.82 x 2.79)

fitted with a range of older style base and wall units, sink unit, gas cooker point, stable door to side steps.

Bedroom: 9'2" x 9'1" (2.80 x 2.78)

fitted wardrobe & drawer unit, radiator.

Bedroom: 12'9" x 9.1" (3.92 x 2.79)

cupboard containing gas combi boiler, fitted wardrobes, radiator.

Wet Room:

shower, hand basin, wc, towel radiator.

OUTSIDE

A good size wrap around garden laid to lawn with attractive established planting. 2 Sheds

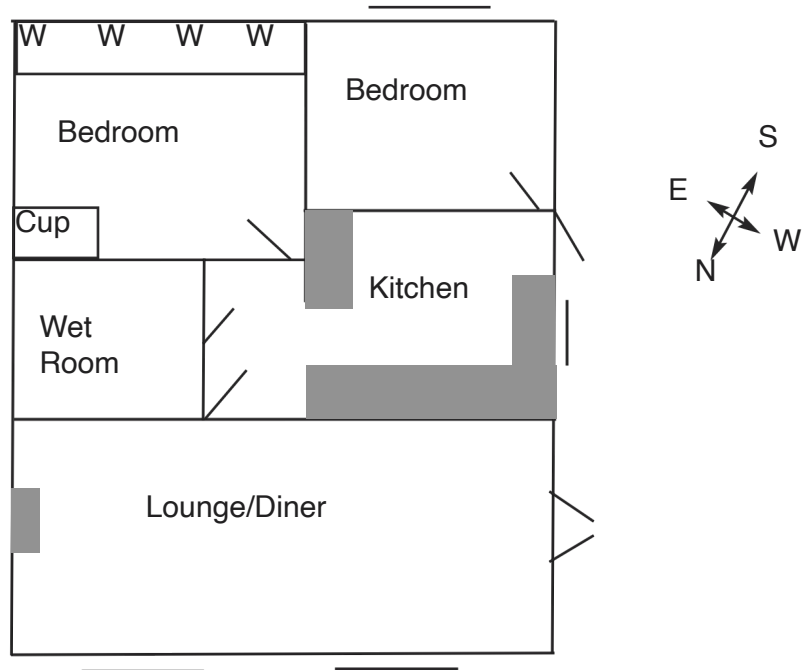
Notes:

1. Owners must be aged 50 & over.
2. Pets are allowed but they must be strictly supervised and not cause any nuisance.
3. Electricity and water are all metered supplies managed by the site owners, billed on a monthly basis.
4. There is a pitch fee of £51.14 per week paid 4 weekly

NB. Please note the parking area to the front belongs to Sheepbridge and No 4 has permission to park.



Floor Plan
for Identification Purposes Only
Not to Scale



Measurements taken in imperial to the nearest three inches. Metric conversion approximate.

SERVICES: It is to be assumed that all gas and electrical appliances and services are in working order unless otherwise stated, but no guarantee or warranty can be provided by the Agents as to their condition or efficiency.

THE PROPERTY MISDESCRIPTIONS ACT: 1991 – IT IS THE POLICY OF ALL EMPLOYEES OF BIRDS ESTATE AGENTS TO MAINTAIN TO THE BEST OF THEIR ABILITY FULL COMPLIANCE WITH ALL THE REQUIREMENTS OF THIS ACT. THESE PARTICULARS ARE ISSUED ON THE STRICT UNDERSTANDING THAT ALL NEGOTIATIONS ARE CARRIED OUT THROUGH THE AGENTS (BIRDS ESTATE AGENTS) AND THEY DO NOT FORM A CONTRACT OR ANY PART THEREOF.