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BIRDS

ESTATE AGENTS
ESTABLISHED 36 YEARS



62 Westgate
Hunstanton
Norfolk
PE36 5EL

41 SHEEPBRIDGE
STATION ROAD
SNETTISHAM PE31 7QR

Guide Price: £95,000
no onward chain



A two bedroom Park Home only 8 years old
located on a popular residential site for over 50's.

HALL • KITCHEN/DINER • SITTING ROOM • SHOWER ROOM •
DOUBLE BEDROOM • SINGLE BEDROOM/STUDY •

OUTSIDE:

PARKING, METAL SHED, PATIO, SMALL LAWNED AREA.

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

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 41 is only 8 years old. It has LPG gas central heating, upvc double glazing, parking, comprising:-

Hall:

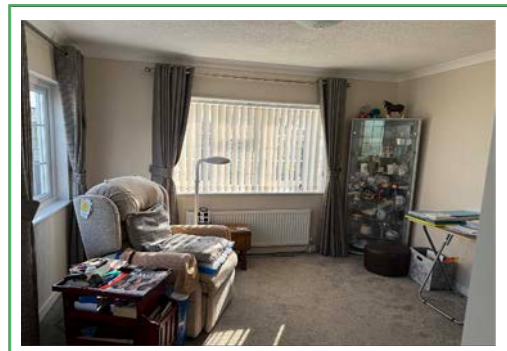
Kitchen/Diner: 11'8"x11' (3.40x3.35')

fitted with a range of base and wall units, incorporating fridge/freezer, gas hob, electric oven, cupboard containing gas combi boiler (LPG).



Sitting Room: 11'8"x10'4" (3.40x3.15)

dual aspect windows, feature fireplace with electric fire, radiator, side door to raised decking.



Shower Room:

large walk-in shower cubicle, hand basin, wc, towel radiator.

Bedroom 1: 10'3"x9'6" (3.13x2.90)

built-in wardrobes, radiator.

Bedroom 2/Study: 8'3"x4'10" (3.13x2.90)

built-in cupboard, radiator.



OUTSIDE

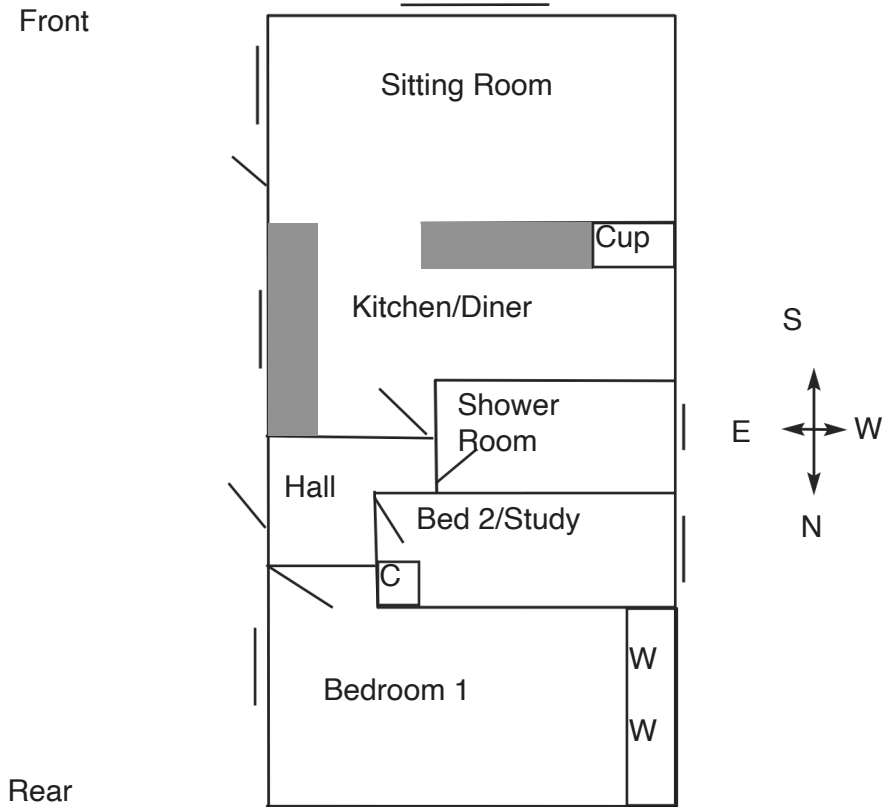
Parking, gates to patio and metal shed and low maintenance garden area.

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 £48 per week (to be confirmed) paid 4 weekly



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.