





Guide Price
£155,000

Situated to the rear of the Beech Park development in Wigginton overlooking fields and a garden that surrounds the property, this two bedroom park home is welcomed to the market offering the potential to improve and comprises of a large kitchen, dining room and lounge with doors opening onto a raised decking area, bathroom and allocated parking for one car.

Property Description

ENTRANCE

Ramp to front door. Door to:

ENTRANCE HALL

Double glazed window to side aspect. Opening to dining room.

LOUNGE

Double glazed door to front, double glazed window to side aspect. Radiator, feature fireplace.

DINING ROOM

Double glazed window to front aspect. Door to kitchen, open to lounge.

KITCHEN

Two double glazed windows to side aspect, window to dining room. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, stainless steel sink with mixer tap and drainer, space for fridge freezer, space for washing machine, breakfast bar, storage cupboard housing combi boiler, storage cupboard.

INNER HALLWAY

Storage cupboard.

BEDROOM ONE

Double glazed door to rear. Built-in wardrobe, radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BATHROOM

Double glazed frosted window to side aspect. Bath with shower over, low level WC, pedestal wash hand basin, heated towel.

OUTSIDE

PARKING

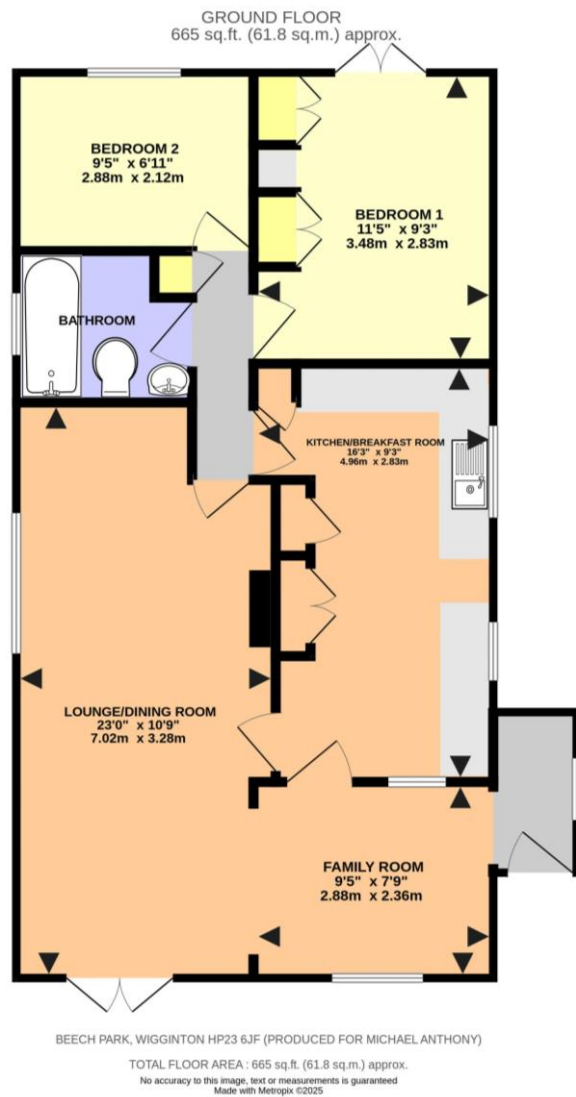
One allocated space.

FRONT GARDEN

Path leading to front door, flower and shrub beds.

REAR GARDEN

Mainly laid to lawn with wooden area, greenhouse.



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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