



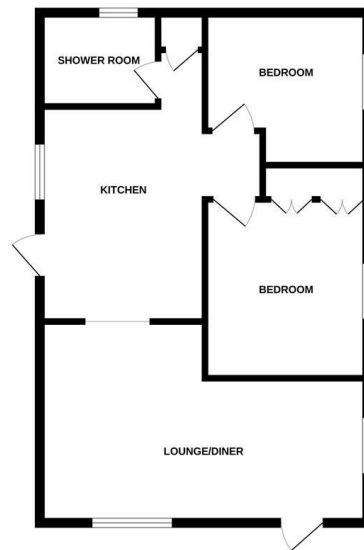
45 Woodland View | Stratton Strawless | Norwich

£100,000

****HIGHLY DESIRABLE PARK HOME WITH A LOVELY COMMUNITY FEEL**** Gilson Bailey are delighted to offer this 30FT X 20FT, TWO BEDROOM, PARK HOME situated on a popular countryside park in the village of Stratton Strawless. Accommodation comprising lounge/diner, kitchen, TWO BEDROOMS and a shower room. Outside the property is surrounded by shingled and paved gardens and there is also a residents car park, social club and the potential opportunity to rent a garage for £30pcm. The park home benefits from gas heating (LPG), double glazing and is OFFERED WITH NO ONWARD CHAIN.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, validity and applicability of this plan are not to be relied upon and no guarantee as to their accuracy or efficiency can be given.
Made with Metaphor 12/2019

Location

Stratton Strawless is just outside Horsford which is only 7 miles north of Norwich City Centre with local amenities, a short drive to Norwich International Airport and has easy access to the NDR (north distributor road) which provides quick transport links around Norwich. You are also within reasonable distance to Hellesdon for a further selection of amenities.

Accommodation Comprises

Front door to:

Lounge/Diner 19'6" x 12'0"

Kitchen 11'6" x 9'6"

Bedroom One 10'7" x 9'7"

Bedroom Two 9'7" x 9'1"

Shower Room 7'3" x 4'11"

Local Authority

Broadland District Council, Tax Band A.


Tenure

Freehold

There is a monthly fee of £179.50 which includes water and drainage costs and the rent of a garage.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council, Tax Band A

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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