



75 Bluebell Woods Shalloak Road, Broad Oak, Canterbury, Kent, CT2 0QB



Nicely appointed 2 bedroom Park Home for the over 55 s . Approx 25 years old , located on the ever popular BLUEBELL WOODS residential site between Herne Bay and Canterbury . Parking for this property is just a few yards away in the main car park costing £6.87 pcm. . Features electric wall mounted radiators , Double glazing . Site fee currently £198.99 pcm which includes water service bills .No Dogs allowed . No gas supply to this site . This home was built in 1987 .Freehold property .

**Offers In The Region Of £120,000 Leasehold**



## Enclosed side porch

Entrance door to Kitchen

## Kitchen

10'2" x 9'1" (3.12m x 2.77m )

Range of base units and wall cupboards , stainless steel sink unit , induction hob with electric oven unit ,power points , double glazed back door and window , vinyl flooring , space for fridge/freezer .

## Dining Room

10'0" x 8'0" (3.05m x 2.44m )

airing cupboard with hot tank and immersion heater, electric wall radiator , double glazed window , power points .

## Lounge

19'3" x 11'1" (5.89m x 3.38m )

main entrance door , double glazed windows , power points , tv point , vaulted ceiling , 2 electric wall radiators ,

## Shower / Wc

6'5" max x 5'4" max (1.98m max x 1.65m max )

low level wc suite, shower cubicle , wash basin , electric towel rail

## Bedroom 1

9'8" x 9'4" (2.97m x 2.87m )

double glazed window, power points , electric wall radiator

## Bedroom 2

9'8" x 6'0" (2.97m x 1.85m )

double glazed window , power points , electric wall radiator ,

## Outside

Surround garden , patio , shed.



**Note:**

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

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