



34C Dengrove Park Shalloak Road, Broad Oak, Canterbury, CT2 0PY



DETACHED STATIC HOME LOCATED ON THE POPULAR DENGROVE PARK RESIDENTIAL SITE BETWEEN CANTERBURY AND HERNE BAY .OFFERED WITH NO FORWARD CHAIN .REQUIRES UPDATING AND SOLD AS SEEN .CASH BUYERS ONLY . AGE LIMIT 50 YEARS MINIMUM SERVICE CHARGE £246.18 PCM INCLUDING WATER BILLS . ELECTRIC SUPPLY MONITORED BY THE SITE OWNERS AND BILLED MONTHLY . GAS METER LOCATED IN THE FRONT GARDEN ..PLEASE NOTE THERE IS NO TIME SCALE IN YEARS ASSOCIATED WITH THE PARK HOME AGREEMENT ,IT IS THE RESPONSIBILITY OF THE PARK HOME VENDOR (S) TO KEEP THE HOME IN GOOD CONDITION AT ALL TIMES IF POSSIBLE. PLEASE CHECK WITH THE PARK OWNERS IF YOU HAVE ANY QUESTIONS RELATING TO THE SERVICE CHARGES ETC BEFORE MAKING AN APPOINTMENT TO VIEW . GAS CENTRAL HEATING AND DOUBLE GLAZING .PET RESTRICTION APPLIES .

Offers In The Region Of £60,000 Leasehold



Main Entrance door into Front Lounge

19'0" x 11'5" (5.8m x 3.50m)

Gas fire with back boiler for central heating and hot water , wall lights , double aspect room , power points, 2 radiators ,

Front Lounge

19'0" x 11'5" (5.8m x 3.50m)

Gas fired back boiler for central heating and hot water , wall lights, main door to garden ,double aspect room, power points , 2 radiators .Access to inner hall

Dining Room

9'8" x 7'2" (2.95m x 2.19m)

Radiator, airing cupboard with hot tank and immersion heater , programmer, power points ,

Kitchen

9'10" max width x 9'3" (3m max width x 2.83m)

gas hob, electric oven extractor unit over, stainless steel one and a half bowl sink unit ,base units , wall cupboards, door to garden .

Shower /wc

6'10" x 5'6" (2.1m x 1.68m)

low level wc suite, pedestal washbasin , shower cubicle with electric shower ,

Bedroom

9'6" x 6'11" (2.90m x 2.13m)

Radiator ,power points,

Bedroom

9'10" x 9'7" (3m x 2.94m)

Radiator , power points

Surround Garden

Lawned area flower beds . Overlooking woodland to the rear .



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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