



30 Dengrove Park, Shalloak Road, Broad Oak, CT2 0PY



Approx 30 year old 2 bedroom static home located on a popular residential park midway between Herne Bay and Canterbury . In good order throughout with a modern theme . Backing onto woodland with pedestrian access down to the village of Sturry . Ideal property for a semi retired /retired person(s)/single person with the age limit set at 50 years minimum . A parking space opposite is available at £10 per month . Site fees £246 per month . Pet restriction applies .Gas central heating (new boiler in 2022) and double glazing .Window blinds installed . NO FORWARD CHAIN .

£139,995 Leasehold



Main Double Glazed Entrance Door

Dining Area

7'7" x 6'10" (2.33m x 2.10m)

double glazed window ,radiator, power points , opening to Kitchen

Kitchen

9'7" max width x 9'3" max depth (2.93m max width x 2.83m max depth)

Base units ,wall cupboards , recess and plumbed for washing machine ,stainless sink unit ,power points ,New World gas cooker ,Beko washing machine ,Bush Fridge /freezer , cupboard housing Intergas boiler for central heating and hot water , shelving , door to hallway .

Lounge

13'8" x 10'6" (4.19m x 3.22m)

Recess for a variable size flat screen tv , power points , radiator, door to hall ,door to garden .

Inner Hall

Bathroom/wc

6'6" max x 5'7" max (2m max x 1.71m max)

Panelled bath with electric shower unit vanity washbasin, low level wc suite, radiator, extractor unit ,

Bedroom (Rear)

9'10" x 9'2" (3m x 2.8m)

Fitted wardrobe , radiator , power points ,

Bedroom (Rear)

9'5" x 7'0" (2.89m x 2.14m)

Radiator ,power points .

Outside

Small surround garden with patio area ,shed ..



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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