

HoldenCopley

PREPARE TO BE MOVED

Harby Road, Langar, Nottinghamshire NG13 9HZ

Guide Price £40,000 - £70,000

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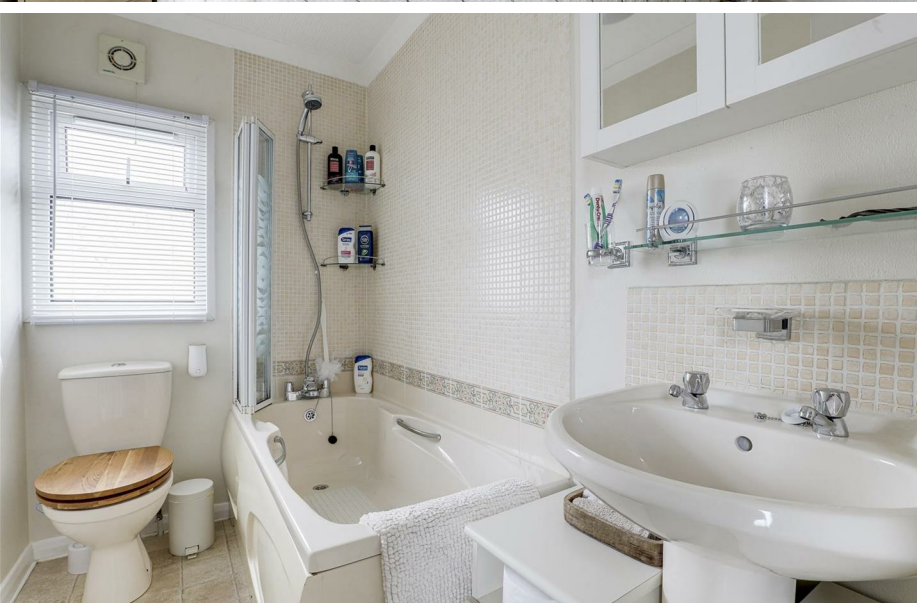
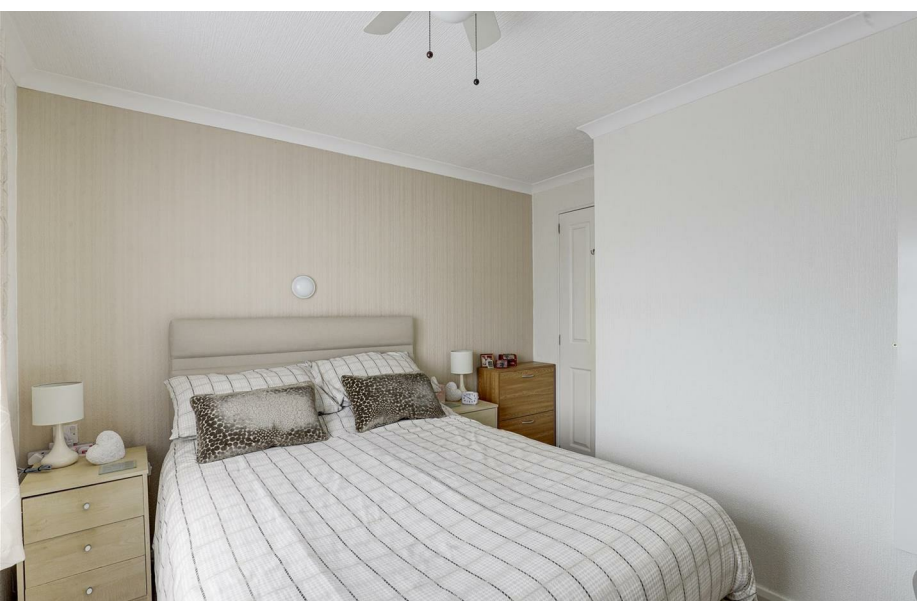
GUIDE PRICE: £40,000-£50,000

PARK HOME WITH NO UPWARD CHAIN...

Nestled in the serene Langar Woods Park Home Estate, this delightful two-bedroom park home offers an ideal living space for the over 45s. The property is just a short walk from the quaint Langar Village, providing a perfect blend of peaceful rural living with convenient access to local amenities. This well-presented home is set on a good-sized plot with picturesque views over the surrounding fields. The exterior boasts a beautifully maintained garden, and multiple decked seating areas, perfect for enjoying the tranquil surroundings. A shed provides additional storage, while a driveway offers off-road parking for two cars. Inside, the home features a fitted kitchen and a modern three-piece bathroom suite. Both double bedrooms come with fitted furniture, ensuring ample storage space. The main living area is spacious and bright, with patio doors that open directly onto the garden, allowing natural light to flood the room and offering seamless indoor-outdoor living. This property is offered for sale with no upward chain and showcases neutral decor throughout, making it move-in ready. Don't miss the opportunity to make this charming park home your own and enjoy a peaceful lifestyle in a picturesque setting.

MUST BE VIEWED





- Park Home
- Two Double Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- Storage Space
- Well Maintained Garden
- Off-Road Parking For Two Cars
- Over 45s Development
- Must Be Viewed





ACCOMMODATION

Entrance Hall

The entrance hall has carpeted flooring, coving to the ceiling, a radiator, and a single UPVC door providing access into the accommodation.

Kitchen

11'1" x 7'3" (3.38m x 2.22m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a sink with a mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space for a fridge freezer, space and plumbing for a washing machine, space for a dining table, vinyl flooring, tiled splashback, an in-built pantry cupboard, a radiator, coving to the ceiling, and two UPVC double-glazed windows.

Living Room

12'3" x 11'1" (3.74m x 3.38m)

The living room has a UPVC double-glazed bow window, carpeted flooring, coving to the ceiling, a feature fireplace with a decorative surround, a radiator, and double French doors opening out to the outdoor seating area.

Bathroom

7'8" x 4'2" (2.36m x 1.29m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a mains-fed shower and a bi-folding shower screen, vinyl flooring, partially tiled walls, a radiator with a chrome towel rail, coving to the ceiling, an extractor fan, and a UPVC double-glazed obscure window.

Bedroom One

9'10" x 11'1" (3.01m x 3.39m)

The first bedroom has a UPVC double-glazed window, carpeted flooring, coving to the ceiling, a radiator, and a fitted triple wardrobe with a dressing table.

Bedroom Two

7'7" x 7'5" (2.32m x 2.28m)

The second bedroom has a UPVC double-glazed window, carpeted flooring, coving to the ceiling, a radiator, and two fitted wardrobes with a dressing table.

OUTSIDE

Outside, the property has a driveway, a range of plants and shrubs, a lawn, raised decked seating areas, a metal shed, courtesy lighting, external power socket, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach

Broadband Speed - Superfast available - 51 Mbps (Highest available download speed) 9 Mbps (Highest available upload speed)

Phone Signal – Few 3G / 4G available

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - high risk of surface water flooding /high risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – The side of the unit has blistering plywood, which is repairable.

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band A

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Park homes are neither leasehold nor freehold because, under the Mobile Homes Act 2013, the land on which they stand remains the sole property of the site owner.

Ground Rent in the year marketing commenced (£PA): £290 per month - this covers rent with water rates and electricity.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

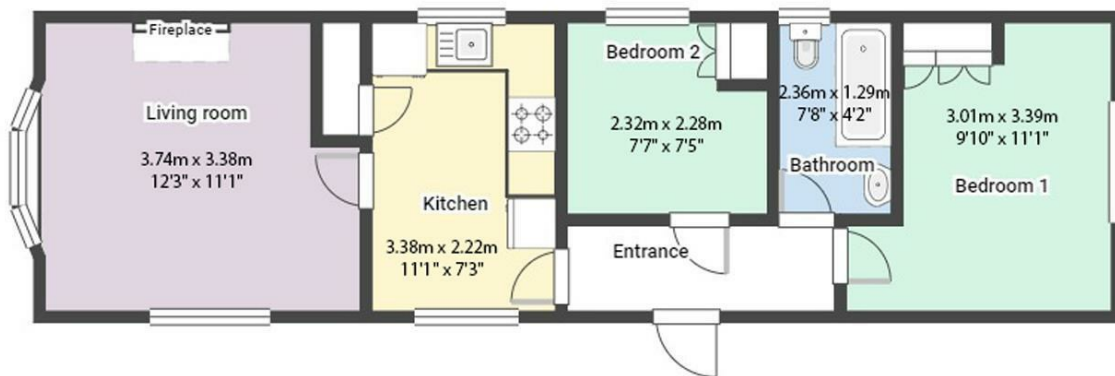
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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