



Fairholme Park

Old Ollerton, Newark, NG22 9AS

£85,000



Low maintenance living !

This two bedroom park home is situated on the Wellow Road site walking distance from pubs at Wellow where the traditional Maypole celebrations take place on May Day. The park is a well maintained site and perfect for a single person or couple over the age of 50.

The property briefly comprises of lounge, kitchen / diner, two bedrooms and a shower room. To the outside there is a storage unit which houses the washing machine and dryer and allocated parking.



Description

A modern two bedroom Park Home offering low maintenance living for the over 50's.

Entrance

The Park home is entered up the steps to the side facing UPVC door into the entrance hallway which has a radiator side facing window and storage cupboard.

Kitchen / Diner 10'9" x 8'1" (3.30 x 2.47)

The kitchen has a range of cream country style wall and base units with built in oven and gas four ring hob with extractor, Integrated fridge freezer, radiator, vinyl flooring and double glazed windows to both side elevations. The gas central heating boiler (Capri 3 Combi) is located in the kitchen.

Lounge 10'9" x 10'11" (3.30 x 3.33)

The lounge is front facing with side facing French doors, carpet, radiator and a wall mounted stone effect electric fire and surround.

Master Bedroom 10'9" (9'0" into wardrobes) x 7'8" (3.30 (2.75 into wardrobes) x 2.34)

A double bedroom with carpet, tv point, built in wardrobes with over head storage and bedside units. A side facing Upvc window.

Bedroom Two 8'0" x 6'2" (2.44 x 1.90)

The second bedroom has a single wardrobe, radiator, tv point and double glazed window to the side elevation.

Shower Room 8'0" x 5'2" (2.44 x 1.60)

A modern shower room comprising of a corner shower cubicle with a gravity fed shower, hand basin and low flush wc, part tiled walls, electric towel heater, extractor and side facing Upvc window.

Outside

The property has allocated parking to the right side of the property with steps leading to the veranda which is enclosed by decorative wrought iron railings, seating with a concrete and wood shed providing a useful utility room with water and electric with plumbing for a washing machine and dryer . There is a small grass area with an outside water tap.

Other Information

The site fees are £177.88 pcm and Council Tax band A.

Disclaimer

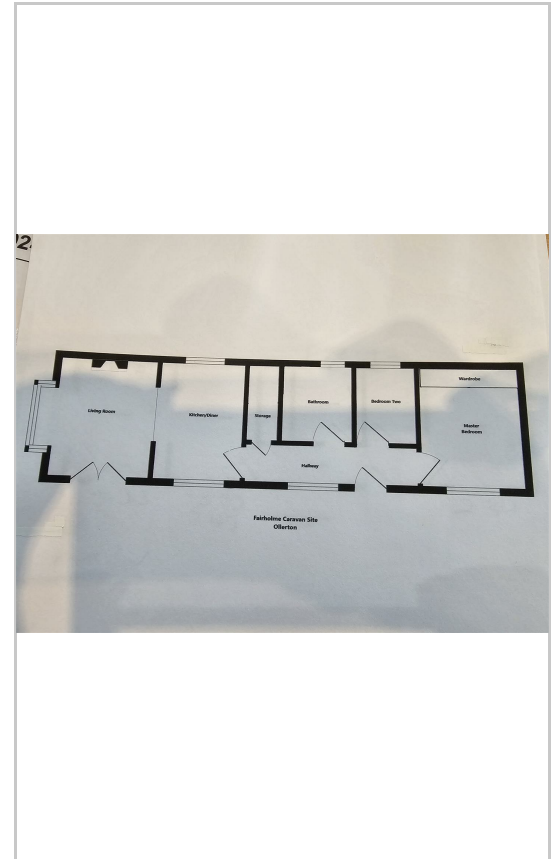
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

--

Area Map



Floor Plans



Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

16 Eldon Street, Tuxford, NG22 0LH

Tel: 01777 801 901 Email: dawn@clark-estates.co.uk www.clark-estates.co.uk