





Property Description

****Guide Price £140,000-£150,000****

A detached park home designed for over 50's living is the perfect choice for those seeking a peaceful and low maintenance lifestyle, benefiting from No Onward Chain, this home is ready for immediate occupancy.

This particular home boasts two bedrooms, providing ample space for individuals or couples. The kitchen/dining room is a spacious and inviting area, perfect for hosting gatherings for friends and family. The living room is a cosy space for relaxing and enjoying the tranquil surroundings.

The property boasts a driveway and visitors parking, making it easy to accommodate guests. It is well presented throughout, ensuring a comfortable and stylish living space for its occupants.

This home is close to Braintree Town Centre and Braintree Train Station which has links to London Liverpool Street, making it easy to access all the amenities the area has to offer.

Furthermore a Tesco Superstore is within a short distance.

The A131 and A120 are also easily accessible providing excellent transport links to Chelmsford City and Stansted Airport.

Open Plan Kitchen/Living Room

17' 7" x 11' 3" (5.36m x 3.43m)

Inset sink unit with right hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, integrated electric oven with gas hob, washing machine to remain, fridge-freezer to remain, window to the front aspect, two windows to the side aspect, patio entrance doors.

Bedroom One

11' x 8' (3.35m x 2.44m)

Window to side aspect, radiator

Bedroom Two

10' x 7' 9" (3.05m x 2.36m)

Window to side aspect, radiator

Bathroom

7' 8" x 4' 9" (2.34m x 1.45m)

Low level WC, pedestal hand wash basin, walk in shower cubicle, radiator.

Agents Notes

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific

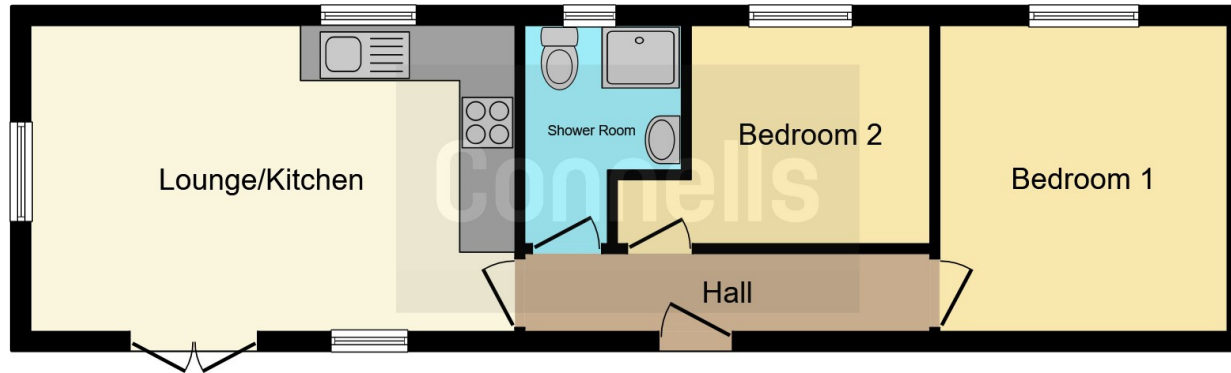
restrictions on occupancy or residential use of the home.

Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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17 Great Square
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EPC Rating: Exempt
 Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/BRT308378

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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