



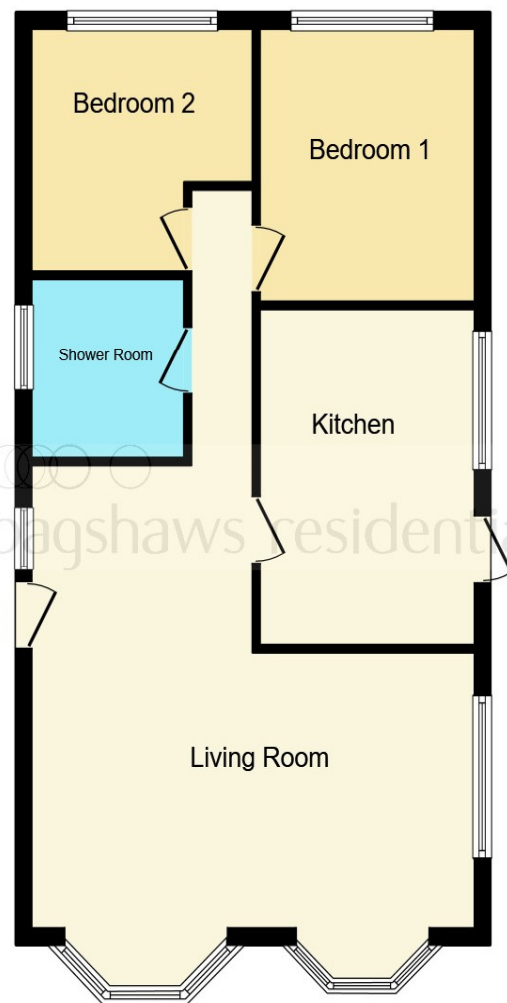
Navigation Mobile Home Park, Derby DE24 8WB

welcome to

Navigation Mobile Home Park, Derby

Over 45 Living site offering A spacious two-bedroom mobile home in a quiet Alvaston residential area. Well maintained with cosy décor, private garden, and great transport links. Perfect for downsizers or investors seeking affordable, modern living close to the city centre.





Living Room

18' 1" Max x 18' 7" Max (5.51m Max x 5.66m Max)

Kitchen

12' 9" Max x 8' 9" Max (3.89m Max x 2.67m Max)

Bedroom One

10' 6" Max x 9' 8" Max (3.20m Max x 2.95m Max)

Bedroom Two

9' 4" Max x 9' 2" Max (2.84m Max x 2.79m Max)

Bathroom

6' 9" Max x 6' 3" Max (2.06m Max x 1.91m Max)

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

welcome to

Navigation Mobile Home Park, Derby

- Spacious two-bedroom mobile home in a over 45 living Site
- Bright living room/dining area
- Well-equipped fitted kitchen
- Family bathroom with shower
- Private rear garden with patio and lawn

Tenure: EPC Rating: Exempt

Council Tax Band: A

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.

offers over

£130,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/DBY120868



Property Ref:
DBY120868 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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