



**Four Oaks Park Eye Road, Brome EYE IP23 8AL**

**welcome to**

## **Four Oaks Park Eye Road, Brome EYE**

A well-presented 2-bedroom park home in Eye, featuring a spacious lounge, well-equipped kitchen/diner, versatile study, and a primary bedroom with en-suite and walk-in wardrobe. Outside offers off-street parking, a private garden with patio and lawn, and the property is offered with no onward chain.

### **Entrance Hall**

Front door, radiator, carpet flooring.

### **Study**

4' 3" x 6' 8" ( 1.30m x 2.03m )

Window to front aspect, radiator, carpet flooring.

### **Lounge**

15' 9" x 11' 7" ( 4.80m x 3.53m )

Window to front aspect, radiator, carpet flooring.

### **Kitchen**

17' 1" x 7' 7" ( 5.21m x 2.31m )

Window to front and side aspect, built in sink, wall and base units, gas cooker, extractor fan, vinyl floor and carpet flooring.

### **Utility Room**

7' 8" x 5' 6" ( 2.34m x 1.68m )

Wall and base units, space for unit goods, vinyl flooring.

### **Bedroom1**

9' 6" x 10' 3" ( 2.90m x 3.12m )

Window to side aspect, radiator, walk in wardrobe, access to en-suite, carpet flooring.

### **En-Suite**

Window to rear aspect, wash basin, W/C, walk in shower.

### **Bedroom 2**

8' x 9' 6" into recess ( 2.44m x 2.90m into recess )

Window to front aspect, radiator, built in wardrobes, carpet flooring.

### **Bathroom**

Window to front aspect, wash basin, bath tub, W/C, radiator, vinyl flooring.

### **Garden**

Enclosed rear garden with patio and turfed area.

### **Parking**

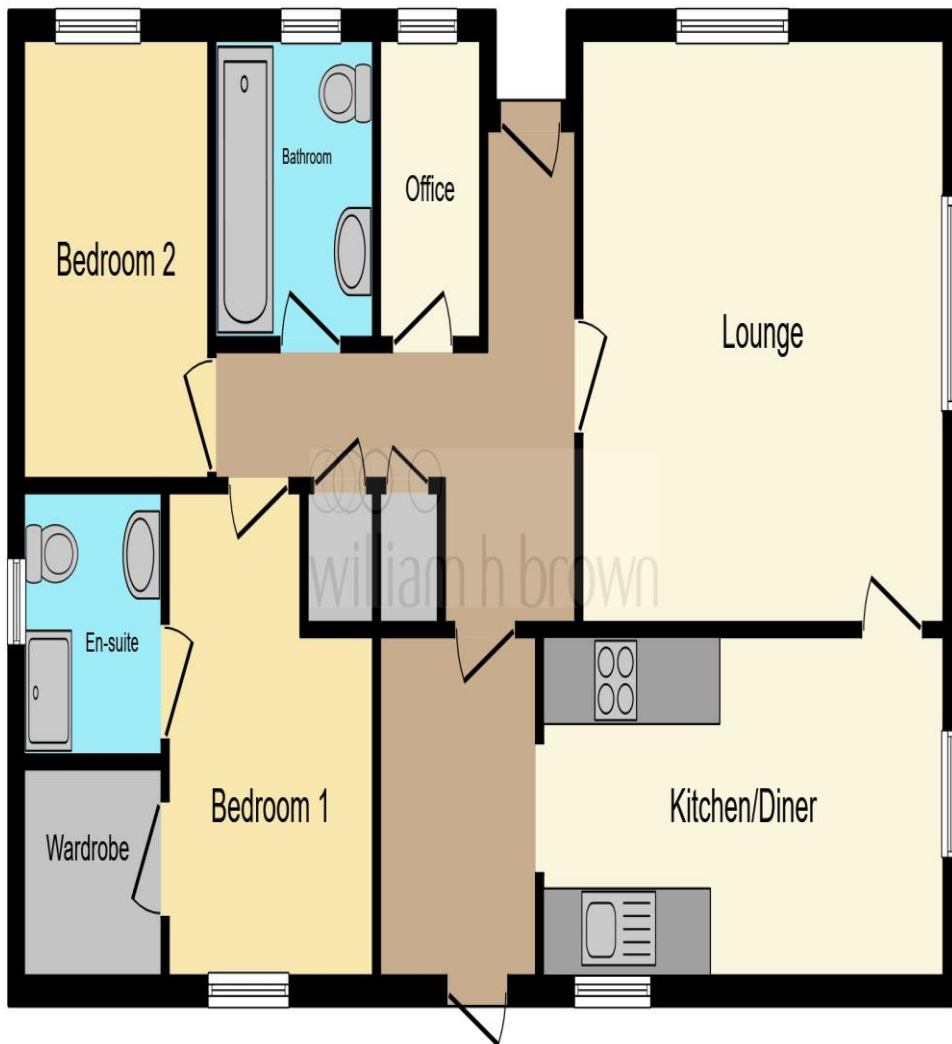
Off road parking.

### **Agents Note**

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner – when buying a home.). Sites often have requirements specific to the purchase of a property 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.

Guidance can be sought from Park homes - GOV.UK ([www.gov.uk](http://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](http://www.focalagent.com)



**welcome to**  
**Four Oaks Park Eye Road,**  
**Brome EYE**

- Offered with no onward chain
- Detached Park Home
- Peaceful location
- Off road parking
- Enclosed Rear Garden

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.

**£130,000**



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Property Ref:  
DSS110948 - 0002

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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