



Whittons Park, Way Lane, Waterbeach CB25 9JY

welcome to

Whittons Park, Way Lane, Waterbeach

A two bedroom park home located within a gated parked home development for the over 50's with living/dining room, updated shower room and wrap around garden - no onward chain.

Entrance Hall

With doors to:

Living/Dining Room

19' 6" x 14' 1" max (5.94m x 4.29m max)

With two radiators, feature fireplace, double glazed window to side and two double glazed windows to front.

Kitchen

11' 3" x 9' 7" (3.43m x 2.92m)

Fitted with a range of base units and drawers with work surfaces over to three sides, matching wall units, inset stainless steel sink and drainer unit with mixer tap over, space for cooker with extractor over, radiator, double glazed window to side aspect and door to side.

Bedroom One

10' 11" x 9' 6" (3.33m x 2.90m)

With radiator and double glazed window to rear aspect.

Bedroom Two

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

With radiator and double glazed window to front aspect.





Shower Room

Fitted with a suite comprising corner shower enclosure, low level w.c, vanity wash hand basin with mixer tap over and storage cupboard beneath and double glazed window to side.

Outside

The property has a wrap around garden mainly laid to lawn enclosed by a selection of established shrubs and plants. There are two allocated parking spaces nearby.

Agents Notes

1. 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)

2. The current ground rent is approximately £2400 per annum.



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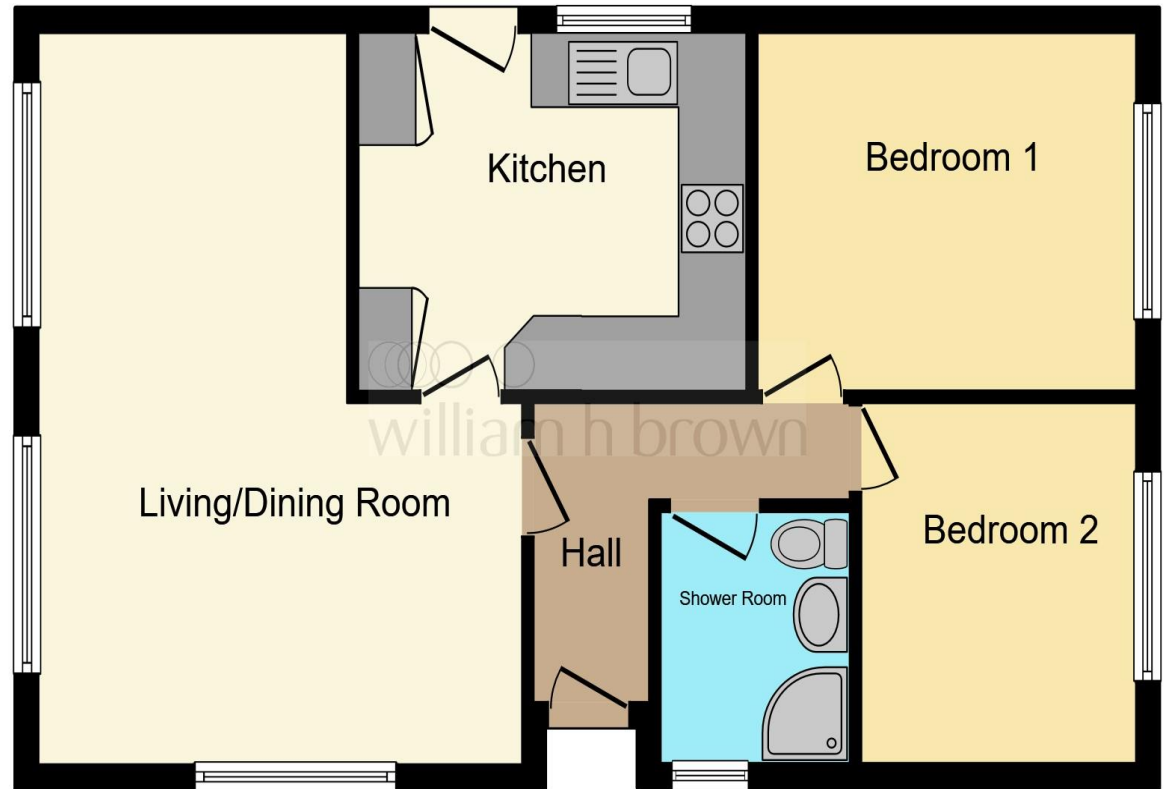
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Whittons Park, Way Lane, Waterbeach

- Residential Park Home Development
- Over 50's Park Homes
- 'L' shape Living/Dining Room
- Two Allocated Parking Spaces
- Two Bedrooms

Tenure: Freehold
EPC Rating: Exempt
Council Tax Band: A

£125,000



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

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Property Ref:
ELY110071 - 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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