



CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Epperstone Residential Caravan Park

Humberston
DN36 4HH

£29,500

A great opportunity for those looking for an affordable park style home set within the village of Humberston and on the fringes of Cleethorpes. This residential site offers 12 months occupancy. This is a one bedroom (currently single bedroom) home, which also offers bathroom, kitchen / dining area and lounge. In the past the bathroom was extended to accommodate a bath which is why the bedroom is slightly smaller than normal, but for those wishing to do so the van could easily be altered to recreate a double bed for those wishing to do so. The mobile home is central heated via LPG gas and also has double glazing. Private fenced plot with storage shed. No forward chain on the vendors side.

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Entrance Porch

A added porchway to the side of the home creates this useful space and has window looking into the kitchen and entry door into the home.

Kitchen/Diner

10' 1" x 9' 7" (3.07m x 2.92m) max

Offering double glazed windows to both aspects of the home and being fitted with base unit with work surfacing and stainless steel sink and drainer. Plumbing for a washing machine. Fitted wall units. Space to accommodate a dining area. This area also offers the opportunity to install a wall to the dining area to create another small room or to even move the bathroom along which then would release plenty of space to increase the size of the bedroom.

Lounge

10' 11" x 9' 7" (3.320m x 2.924m) max

Two central heating radiators. Three windows along the front and two to the side. Another side entry door to the lounge.

Bathroom

6' 8" x 4' 11" (2.022m x 1.49m) max

Window to the side. Fitted with a bath with shower attachment, w.c and wash basin.

Bedroom 1

7' 4" x 9' 6" (2.243m x 2.901m) max L shape

This single bedroom has a double glazed window to the side elevation.

Outside

The property has a fenced perimeter ensuring a great degree of privacy and has gated access to the front and rear. The grounds are gravelled for ease of maintenance and the home comes with a very useful storage shed.

Tenure

Believed to be Leasehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services with the exception of mains gas are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

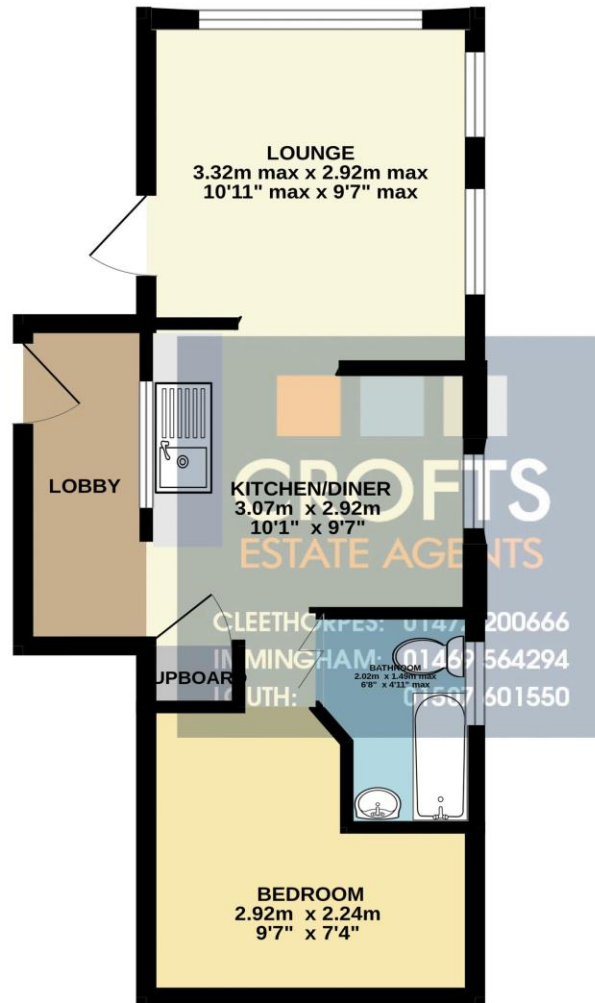
Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
30.5 sq.m. (328 sq.ft.) approx.



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