



Palma Park Shelley Street, Loughborough

welcome to

Palma Park Shelley Street, Loughborough

A FABULOUS, TWIN PARK HOME on the popular PALMA PARK mobile home site in Loughborough, offered for sale with no onward chain and on a larger than average plot with AMPLE PARKING AND GARAGE! With two bedrooms, a walk-in shower room, L-shaped lounge diner and kitchen, Viewing essential!

L-Shaped Lounge/Dining Room

The Lounge / dining room is L- shaped and offers spacious living accommodation, with two upvc double glazed windows to the front, two electric wall heaters, upvc double glazed French door to the side.

Kitchen

The kitchen has vinyl flooring and is fitted with a comprehensive range of base and wall mounted units with work surfaces over, there is a gas hob with an electric oven, space and plumbing for a washing machine and space for fridge freezer, a wall mounted boiler (which currently only provides for hot water), a double-glazed window to the side and a back door.

Bedroom One

Bedroom one has a range of built in wardrobes with hanging rails, shelving and overhead storage, there is a dresser unit with further drawer storage, electric wall heater and double-glazed window to the side.

Bedroom Two

Bedroom two has built in wardrobe with hanging rails and storage, electric wall heater, double glazed window to side.

Shower Room

The shower room has been refitted with a tiled floor, a walk-in shower cubicle with shower over, low level wc and pedestal wash hand basin, a wall mounted electric heater, double glazed window to the side, extractor fan and electric shaver point.

Outside

Outside the property occupies a larger than average plot, with a block paved driveway providing ample parking for several vehicles and access to a detached garage.

There is a further side garden with gravelled inset borders, steps and a pathway leading to the front door.





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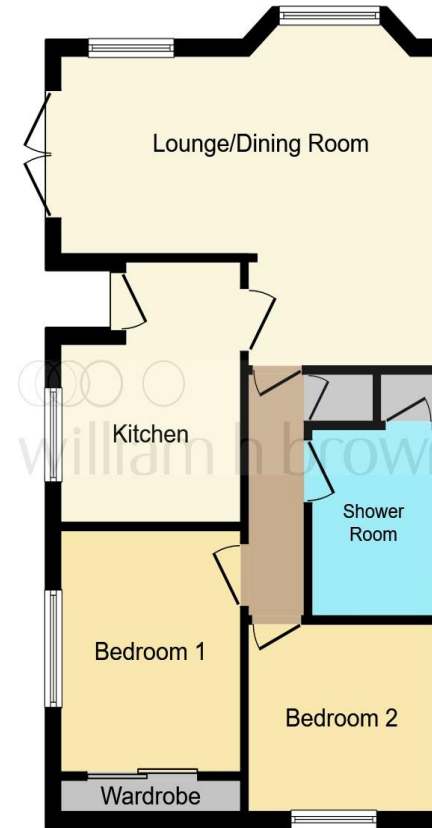
- TWIN PARK HOME
- TWO GOOD SIZE BEDROOMS
- LARGER THAN AVERAGE PLOT
- AMPLE PARKING AND GARAGE
- L-SHAPED LOUNGE/DINER

Tenure: EPC Rating: Exempt

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.

guide price

£110,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
LBH114127 - 0014

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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