



Palma Park, Shelley Street, Loughborough

welcome to

Palma Park Shelley Street, Loughborough

NO CHAIN An opportunity to purchase this superbly presented mobile park home which is offered for sale in superb decorative order and occupies a pleasant position on the popular Palma Park mobile home site in Loughborough. Internal viewing is highly recommended so call now on 01509 214686!

Entrance

The property is entered via a upvc double glazed front door and has recently refitted vinyl flooring useful built in cloak/storage cupboard and doors off to all rooms.

Open Plan Lounge/Kitchen

15' 4" x 11' 4" (4.67m x 3.45m)

This open plan room has vinyl flooring, and the kitchen area is fitted with a range of base and wall mounted units with roll edge work surfaces over, there is a gas hob with overhead extractor fan and electric oven, space and plumbing for a washing machine, a single stainless steel sink with drainer and mixer tap, upvc double glazed window to the side and front elevation with French doors which open to the side, a radiator, television aerial point and a wall mounted combination boiler.

Bedroom

11' 4" x 7' 6" (3.45m x 2.29m)

The bedroom has vinyl flooring, has some built in bedroom furniture and freestanding units which are available as part of the purchase, upvc double glazed window to the rear.

Bathroom

The bathroom has a modern white suite that comprises of bath with tiled surround, pedestal wash hand basin, low level wc. There is a radiator, partial panelling to the walls and upvc double glazed window to the side.

Outside

Outside there are steps leading to the front door. Outside there is a raised deck and seating area with wooden handrails and balustrading with a useful storage beneath. The garden is mainly gravelled for ease of maintenance and there is a metal garden shed. There is an onsite car park which is a first come first served basis to provide vehicle standing.





view this property online williamhbrown.co.uk/Property/LBH114882



welcome to

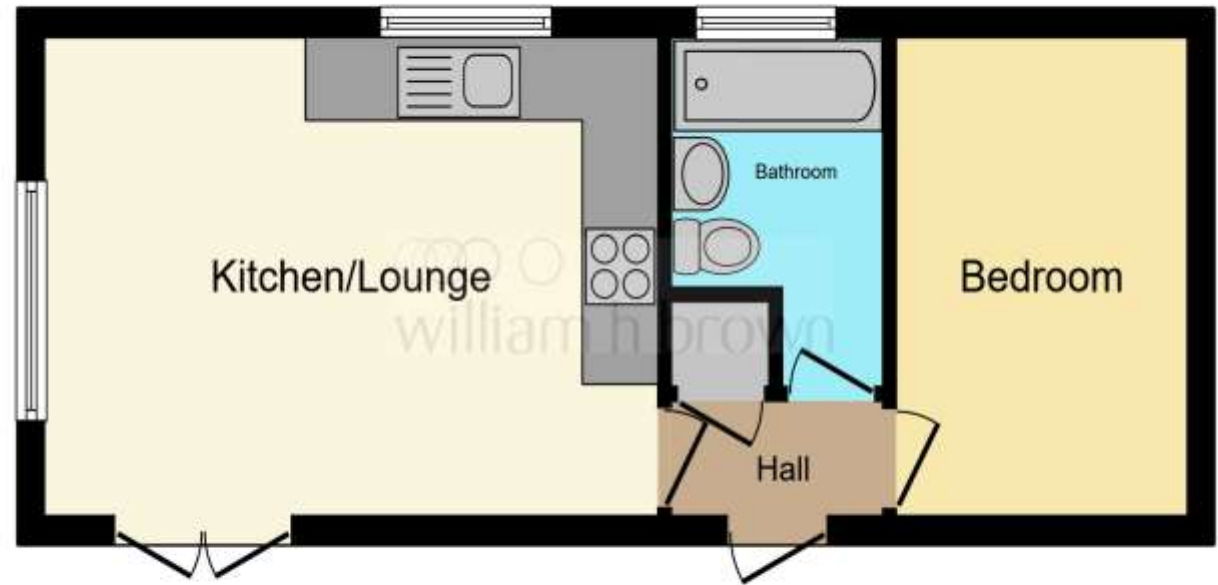
Palma Park Shelley Street, Loughborough

- No Onward Chain
- Mobile Home
- Recently Redecorated
- UPVC Double Glazing
- Gas Central Heating

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.

£75,000



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

view this property online williamhbrown.co.uk/Property/LBH114882



Property Ref:
LBH114882 - 0007

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk