



49 Appleacre Park, Fowlmere, SG8 7RU

welcome to

49 Appleacre Park, Fowlmere

Situated in the highly sought-after village of Fowlmere, a spacious detached park home offering 2 good sized bedrooms with en-suite to master, spacious lounge/diner opening onto kitchen, and family bathroom. With allocated parking space, internal viewing is recommended.



Door To Entrance Area

Built in storage. Radiator. Opening onto living space.

Kitchen

12' 3" x 11' 9" (3.73m x 3.58m)

Lovely fitted kitchen comprising sink unit with mixer taps and work surface surrounds, range of base and wall units, built in oven and induction hob with extractor hood over, integrated fridge/freezer and dishwasher, built in cupboard. double glazed window, inset lighting, door to veranda, radiator.

Lounge/Diner

23' 6" x 18' 11" (7.16m x 5.77m)

Lovely open plan lounge/diner with double glazed windows and doors to all sides, 2 radiators, wood flooring.

Bedroom One

9' 7" x 8' 8" (2.92m x 2.64m)

Radiator. Double glazed windows. Built in wardrobes. Inset lighting. Door to en-suite.

En-Suite

Comprising fully tiled shower cubicle, low flush WC, wash hand basin with storage below, heated towel rail, double glazed window.

Bedroom Two

9' 11" x 9' (3.02m x 2.74m)

Radiator. Double glazed window.

Bathroom

Suite comprising panel enclosed bath, low flush WC, wash hand basin with storage below, heated towel rail. double glazed window.

Outside

To the front of the property has decorative gravel area with trees.

The property has a wrap around veranda with countryside views to the rear.

Parking

There is an allocated car parking space.

Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase 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.

Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)



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49 Appleacre Park, Fowlmere

- Spacious and well-presented detached park home.
- Situated in the sought-after village of Fowlmere.
- 2 good sized bedrooms with en-suite to master.
- Spacious open plan lounge/diner opening onto lovely fitted kitchen.
- Wrap around veranda.

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.

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110358 - 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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