



Beech Avenue, Charnwood Park Estate Scunthorpe DN15 8UB

welcome to

Beech Avenue, Charnwood Park Estate Scunthorpe

ABSOLUTELY FABULOUS!! Standing proud on this extremely sought after area, off of the beaten track, this 2 bedroom park home offers well presented & spacious accommodation through out! Call us today to view!



Lounge

11' 6" x 11' 6" (3.51m x 3.51m)

With a front and side facing double glazed window, central heating radiator and electric fireplace.

Kitchen

11' 6" x 8' 1" (3.51m x 2.46m)

A fitted kitchen with wall and base units under worksurface, sink and drainer, oven and gas hob, side facing double glazed window and central heating radiator.

Bedroom One

11' 6" Max x 6' 1" (3.51m Max x 1.85m)

A double room with a side facing double glazed window, built in wardrobe and central heating radiator.

Bedroom Two

With a side facing double glazed window and central heating radiator.

Bathroom

With a side facing double glazed window, bath, wash hand basin, wc and central heating radiator.



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Beech Avenue, Charnwood Park Estate Scunthorpe

- TWO BEDROOMS
- GREAT LOCATION
- OFF ROAD PARKING
- CALL TODAY TO VIEW
- BATHROOM

Tenure: EPC Rating: G
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.

£65,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SCT107862 - 0002

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.



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