



**Cedar Avenue, Charnwood Park Estate Scunthorpe DN15 8UL**

**welcome to**

**Cedar Avenue, Charnwood Park Estate Scunthorpe**

Detached two-bedroom park home in Charnwood Park Estate with fitted kitchen, lounge fireplace, off-road parking, and useful outbuildings.



### **Entrance Hall**

Double-glazed entrance door to side, radiator, and storage cupboard.

### **Lounge**

14' 6" x 9' 7" ( 4.42m x 2.92m )

Two double-glazed bow windows, fireplace set in decorative surround, and wood/glazed panel door.

### **Kitchen/Breakfast Room**

16' 8" x 9' 1" ( 5.08m x 2.77m )

Fitted kitchen with the range of wall and base cupboards, work surfaces, stainless-steel sink and drainer, stainless-steel electric oven, stainless-steel gas hob, plumbing for a washing machine, splashbacks, island style breakfast bar, central heating boiler, radiator, double-glazed bow window to front aspect, double-glazed window to side aspect, double-glazed door, wood/glazed panel door, and laminate flooring.

### **Bedroom One**

9' 5" into back of wardrobe x 7' ( 2.87m into back of wardrobe x 2.13m )

Double-glazed window, radiator, fitted wardrobe, and colonial door.

### **Bedroom Two**

9' 3" x 9' 5" to back of wardrobe ( 2.82m x 2.87m to back of wardrobe )

Double-glazed window, radiator, and fitted wardrobe.

### **Bathroom**

Double-glazed window to side, bath with shower over, wash hand basin with vanity unit, WC, heated towel rail and cushion flooring.

### **Rear Garden**

Rear garden with brick outbuilding, block paved driveway and a shed.

### **Agents Note:**

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.



***check out more properties at*** [williamhbrown.co.uk](http://williamhbrown.co.uk)



**welcome to**

## **Cedar Avenue, Charnwood Park Estate Scunthorpe**

- Detached park home in Charnwood Park Estate
- Two bedrooms
- Brick-built outbuilding and garden shed
- Block-paved driveway
- Ideal for those seeking a peaceful residential setting.

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.

# £110,000



Please note the marker reflects the postcode not the actual property

**check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)**



Property Ref:  
SCT111350 - 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.



**01724 868448**

[scunthorpe@williamhbrown.co.uk](mailto:scunthorpe@williamhbrown.co.uk)

16-18 Oswald Road, SCUNTHORPE, South  
Humberside, DN15 7PT

**[williamhbrown.co.uk](http://williamhbrown.co.uk)**