



**Pear Tree Manor Park Wainfleet Bank, Wainfleet
Skegness PE24 4ND**

welcome to

Pear Tree Manor Park Wainfleet Bank, Wainfleet Skegness

RECENTLY REDUCED

A LOVELY 2 BEDROOM PARK HOME ON THE POPULAR PEARTREE MANOR RESIDENTIAL PARK. THIS PROPERTY OFFERS 2 BEDROOMS, KITCHEN, LOUNGE/DINER, BATHROOM, OFF STREET PARKING AND AN ENCLOSED GARDEN!

Entance Hall

Has a radiator, storage cupboard and plumbing for a washing machine.

Lounge/diner

19' 3" x 12' 7" MAX (5.87m x 3.84m MAX)

Has 2 windows to the side, 2 radiators and doors leading to the decking area.

Kitchen

Comprises of wall, base and drawer units with worktop space over and open access into the living room.

Bedroom 1

9' 3" x 7' 4" (2.82m x 2.24m)

Has a window to the side and a radiator.

Bedroom 2

9' 9" x 8' 11" MIN TO WARDROBE (2.97m x 2.72m MIN TO WARDROBE)

Has a window, a radiator and a built in wardrobe

Bathroom

Comprises of a bath with a shower head over, WC, sink with a vanity unit, an opaque window, a radiator and part tiled walls.

Outdoor Space

Fully enclosed garden that wraps around the property and off street parking to the side of the property

Agents Note

Please speak with the Branch with regards to additional fees, ground rent and lease.





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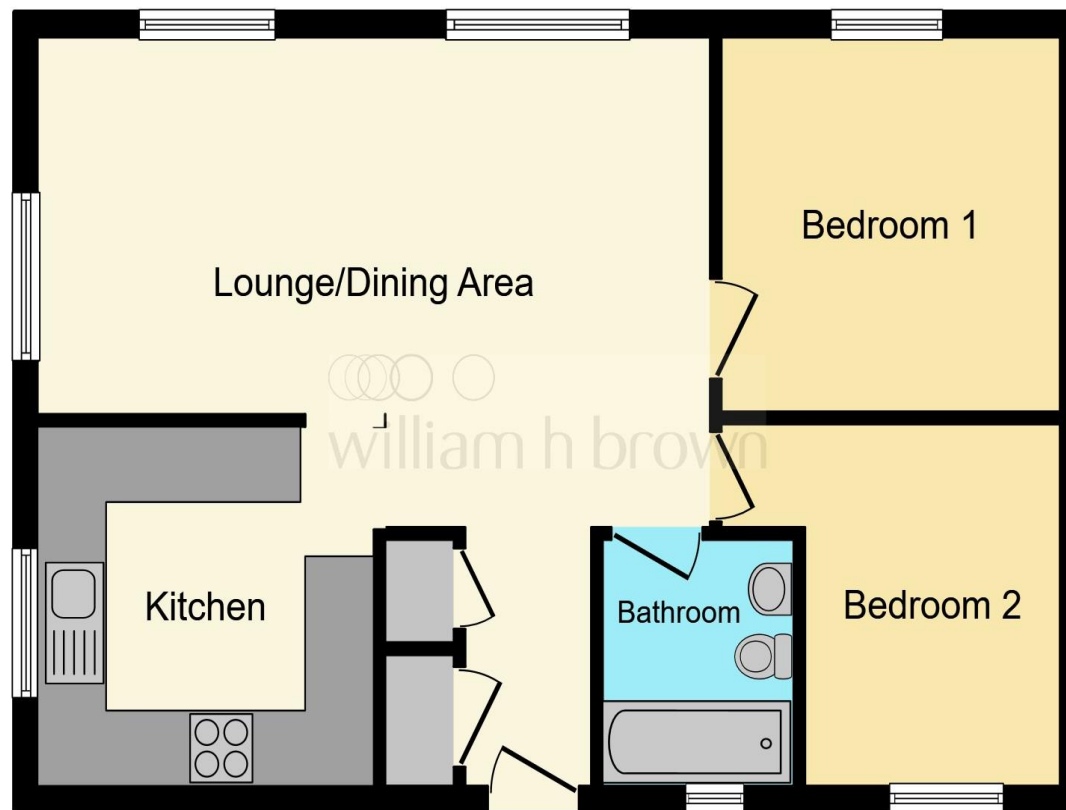
Pear Tree Manor Park Wainfleet Bank, Wainfleet Skegness

- 2 BEDROOM
- PARK HOME
- OFF STREET PARKING
- ENCLOSED GARDEN
- ON THE POPULAR PEARTREE MANOR RESIDENTIAL PARK FOR OVER 50'S

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£95,000



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:
SKG108261 - 0020

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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