



Mill House Park Newcastle Avenue, Worksop S80 1NP

welcome to

Mill House Park, Newcastle Avenue, Worksop

Take a look at this newly built TWO bedroom, TWO bathroom DETACHED PARK HOME. Set within the desirable Mill House Park development, just off Newcastle Avenue, this beautifully presented park home offers stylish and low maintenance living in a convenient location



Mill House Park, Newcastle Av Kitchen Diner

11' x 19' (3.35m x 5.79m)

Step inside this lovely park home via the front facing entrance door leading in to the beautiful kitchen dining area fitted with a range of wall and base units with worksurfaces over incorporating a sink unit , splashback tiling, integrated electric oven with hob and extractor fan, a rear facing double glazed window, a central heating radiator, a front facing double glazed window, a rear facing entrance door and double doors leading to the lounge.

Lounge

19' x 12' (5.79m x 3.66m)

A bright and welcoming reception room, offering generous proportions and an airy feel. the space is enhanced by three attractive bay windows, which allow natural light to flood in throughout the day, creating a warm and inviting atmosphere.

Inner Hall

Bedroom One

10' x 9' 2" (3.05m x 2.79m)

Front facing double glazed bay window, wardrobes to one wall and access to the en-suite.

En-Suite

Fitted with a three piece suite comprising a shower cubicle, WC, wash hand basin, a front facing double glazed window.

Bedroom Two

9' 1" x 9' 2" (2.77m x 2.79m)

Rear facing double glazed window and wardrobes to one wall.

Bathroom

Fitted with a three piece suite comprising a bath, WC, wash hand basin and a rear facing double glazed window.

Exterior

The exterior boast a well maintained lawn to the front with a paved driveway and a detached garage offering off street parking.

Agents Notes

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner – when buying a home.). Sites often have requirements specific to the purchase of a property 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. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

Site fees: £205.67PM



view this property online williamhbrown.co.uk/Property/WKS115405



welcome to

Mill House Park Newcastle Avenue, Worksop

- TWO BEDROOM DETACHED PARK HOME
- PAVED DRIVEWAY & DETACHED GARAGE
- BEAUTIFULLY PRESENTED THROUGHOUT
- CENTRAL LOCATION OFFERING EASY ACCESS TO AMENITIES
- EN-SUITE TO THE MAIN BEDROOM

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.

£170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WKS115405



Property Ref:
WKS115405 - 0003

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



01909 500505



Worksop@williamhbrown.co.uk



80 Bridge Street, WORKSOP, Nottinghamshire,
S80 1JA



williamhbrown.co.uk