



71 MEDINA PARK FOLLY LANE
WHIPPINGHAM, PO32 6LZ

£160,000
LEASEHOLD

A super two bedroom Stately Albion 42 x 20 Celtic cottage park home situated within Medina Park. Immaculate throughout and an easily maintained garden. A great forward purchase. All potential buyers must be over the age of 50 years.

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71 MEDINA PARK FOLLY LANE

- 2 bedroom park home • Immaculate throughout • Easily managed garden • Quietly positioned • Stately Albion Celtic cottage 42 x 20



The accommodation with approximate measurements

Door to

Hallway

Built in cupboard with hanging space. Door to:

Lounge 5.97 x 3.67 (19'7" x 12'0")

Double glazed window to front and rear aspects. Double glazed French doors to rear aspect. Two radiators. Feature fire surround with space for electric fire. Feature beams. Doors to:

Kitchen / Diner 5.93 x 3.94 (19'5" x 12'11")

Fully fitted kitchen with matching wall, base drawer and display units. Stainless steel sink and drainer with mixer tap. Space for washing machine, dishwasher and fridge/freezer, fitted electric hob with extractor over. Eye level built in electric oven. Double glazed door to rear aspect. Double glazed windows to side and front aspects. Radiator. Feature beams. Room for table and chairs.

Inner hallway

Loft access. Cupboard housing Glow-Worm wall hung boiler. Doors to:

Bedroom 3.46 x 2.89 (11'4" x 9'5")

Double glazed window to rear aspect. Radiator. Built in chest of drawers and bedside cabinets. Walk in wardrobe with hanging space and shelving. Airing cupboard. Door to:

En-suite

Double glazed window to side aspect. Low level WC. Hand basin. Corner shower. Radiator.

Bedroom 2.99 x 2.88: (9'9" x 9'5":)

Double glazed windows to both front and side aspects. Built in wardrobe and vanity storage. Radiator. Feature beam.

Bathroom

Corner shower. Low level WC. Hand basin with vanity storage. Part tiled. Double glazed window. Radiator.

Outside

Wrap around garden. Easily maintained and laid with gravel. Path and steps to both entrances.

Allocated parking space. (middle space in bay)

Additional information

Tenure : Licence

Grind rent : £232.08 per month

Sewerage charge £15 per month

10% is payable back to the park on re-sale

Potential buyers must be over the age of 50

NO dogs allowed on the park.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements