



Sheepbridge Caravan Park, Snettisham, King's Lynn, PE31 7QR

welcome to

Caravan Park, Snettisham, King's Lynn

Situated on a GENEROUS PLOT in the popular coastal village of Snettisham, is this detached residential park home for over 50's. The property has a modern fitted kitchen and bathroom, UPVC double glazing, central heating and parking. PETS ALLOWED



Entrance Hall

Double glazed door to the side.

Lounge

9' 8" max x 11' 9" max (2.95m max x 3.58m max)
UPVC double glazed door and window to the front.
Gas heater.

Kitchen

10' max x 9' 7" max (3.05m max x 2.92m max)
Fitted with a range of wall and base units with
worksurfaces over. Stainless steel sink and drainer.
Two UPVC double glazed windows to the side. Gas
oven. Cupboard with gas boiler.

Bedroom One

9' 8" x 7' 4" (2.95m x 2.24m)
Double glazed window to the side. Gas Heater.

Bedroom Two

6' 5" x 4' (1.96m x 1.22m)
Double glazed window to the rear.

Bathroom

Wash hand basin. W.C. Panel bath with stainless steel
taps. Double glazed window to the side.

Outside

There is a driveway to the front of the property
providing parking and a gate leads through to the
front garden with a path to the front door.

The generous rear garden is mainly laid to lawn,
wrapping around the property. With shrubs to the
borders and a patio seating area. Two storage sheds
& greenhouse. Electric in one shed with space and
plumbing for washing machine and fridge/ freezer.

Agents Note

Electric would need reconnecting to the property.

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 other 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 Owner's
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
(<https://url.uk.mimecastprotect.com/s/7KZHCqYxQh8GLQ83TXh8CEDaP2?domain=gov.uk>)



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welcome to

Sheepbridge Caravan Park, Snettisham, King's Lynn

- Detached Residential Park Home
- 2 Bedrooms & Bathroom
- Modern Kitchen
- Parking & Generous Garden
- Popular Village Location

Tenure: EPC Rating: Exempt

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.

£70,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HUN106433 - 0004

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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