



Grovelands Park,

- Two bedroom park home
- Pet friendly site
- Rent includes water fees
- Enclosed garden areas
- Council Tax Band A

- No age restrictions
- Family friendly site
- Main Gas & Electricity
- Only 0.7 miles of station
- No onward chain

Guide Price £140,000

Tenure: Freehold

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Grovelands Park,

DESCRIPTION

Cash Buyers Only.

This is an excellent opportunity to purchase this two bedroom park home, which does not have the restrictions which are associated with other sites.

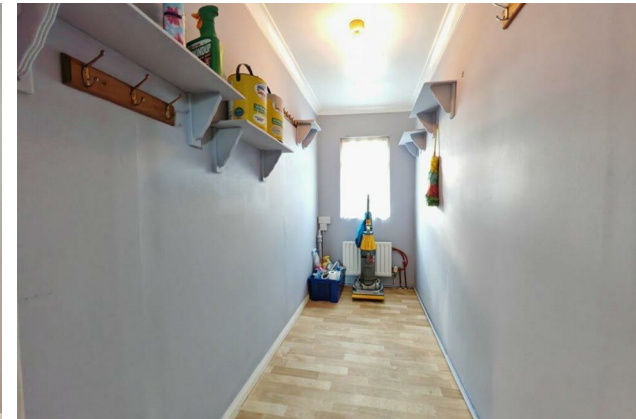
There are no age restrictions to purchase this property. It is not only family friendly, but pet friendly too.
Your rent charge includes the mains water fee. The gas is on mains, as well as the electricity.

This park home comes with gas radiator heating, an open plan kitchen & living area, a useful utility room and it's own well maintained gardens.

The site is situated in a cul-de-sac and is only a 0.7 miles of Winnersh Station, which provides access to Reading & Waterloo. You are also within 1 mile of Winnersh crossroads, with a large Sainsbury store and good road access onto the A329 Reading to Wokingham road.

This park home has the advantage of no onward chain

The monthly rent is approximately £220 (including water fees).
With a Tax A council band.





Council Tax: A

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Approximate total area⁽¹⁾
452.61 ft²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Viewing

Please contact our Hunters Wokingham Office on 0118 979 5618 if you wish to arrange a viewing appointment for this property or require further information.

43c Peach Street, Wokingham, RG40 1XJ

Tel: 0118 979 5618 Email:

wokingham@hunters.com <https://www.hunters.com>



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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