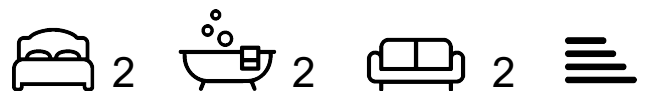




Cherry Tree Park

Gretna, DG16 5BP

Offers Over £65,000



- No Onward Chain
- Situated Centrally within Cherry Tree Park
- Generous Kitchen
- WC/Cloakroom (Possible change to Bathroom)
- Off-Road Parking
- Two Bedroom Park Home
- Open Living & Dining Room with Multi-Fuel Stove
- Two Double Bedrooms with Master En-Suite
- Low-Maintenance Garden
- Over 50s Eligible to Purchase

Cherry Tree Park

Gretna, DG16 5BP

Offers Over £65,000



Offered to the market in a good condition is this two double bedroom park home, nicely located within the centre of Cherry Tree Park and a short walk to Gretna town centre and the Solway coastline. The home boasts a generous interior including large open living & dining room and two double bedrooms with master en-suite. The gardens have been beautifully landscaped and are of easy maintenance meaning there is more time to kick back and relax outdoors. Being sold with no onward chain, a viewing is imperative to appreciate.

The accommodation, which has LPG gas central heating and double glazing throughout, briefly comprises an entrance hall, living room, dining room, kitchen, inner hall, two double bedrooms, master en-suite and WC/cloakroom internally. Externally there are gardens to the side and rear with one off-road parking space. Council Tax Band - A.

Located close to Gretna town centre, the convenience of this properties location is perfect. Within walking distance you can access central Gretna, which boasts a wealth of amenities including convenience stores, bakers, butchers and hairdressing salons. Access to the A74(M) and the A75 within minutes which provide access toward South West & Central Scotland with further access toward England and the Lake District National Park within 1 hour drive South.

ENTRANCE HALL

Entrance door from the side elevation, internal door to the dining room, radiator and a built-in cupboard.

DINING ROOM

9'6" x 7'0" (2.90m x 2.13m)

Double glazed window to the side aspect, radiator, opening to the living room and an internal door to the inner hall.

LIVING ROOM

18'2" x 11'2" (5.54m x 3.40m)

Double glazed window to the rear elevation, two double glazed windows with further glazing units to the side elevation, radiator, multi-fuel stove and an internal door to the kitchen.

KITCHEN

13'11" x 8'1" (4.24m x 2.46m)

Fitted kitchen comprising a range of base and wall units with tiled worksurfaces and splashbacks above. Integrated electric oven, LPG gas hob, extractor unit, fridge freezer, washing machine, tumble drier, one and a half bowl ceramic sink with mixer tap, wall-mounted and enclosed LPG gas boiler, double glazed window to the rear aspect and an external door to the side elevation.

INNER HALL

Internal doors to two bedrooms, WC/cloakroom (bathroom) and a built-in cupboard.

MASTER BEDROOM

10'11" x 6'5" (3.33m x 1.96m)

Double glazed window to the side elevation, radiator, internal door to the en-suite and built in wardrobe with heaters internally and sliding doors.

MASTER EN-SUITE

6'9" x 6'6" (2.06m x 1.98m)

Three piece suite comprising a WC, vanity unit wash hand basin and shower enclosure benefitting a mains shower. Part-tiled walls, extractor fan, radiator and an obscured double glazed window.

BEDROOM TWO

9'5" x 9'0" (2.87m x 2.74m)

Double glazed window to the rear aspect, radiator and built-in wardrobes with heaters internally.

WC/CLOAKROOM (BATHROOM)

8'1" x 6'11" (2.46m x 2.11m)

Two piece suite comprising a WC and vanity unit wash hand basin. Fitted base units with tiled worksurface above, radiator, extractor fan and an obscured double glazed window. We advise that this was previously a bathroom however the bath was removed and replaced with the fitted base units, should the new owner wish, the fitted base units could be removed and the bath re-instated as the existing plumbing is still in place.

EXTERNAL

To the side elevation there is an off-road parking space for one vehicle, leading to an enclosed, low-maintenance garden area with mature floral borders. Further to the side is a timber garden shed benefitting from power and lighting internally along with an external cold water tap to the side elevation. To the rear is a further low-maintenance garden area with mature trees.

WHAT3WORDS

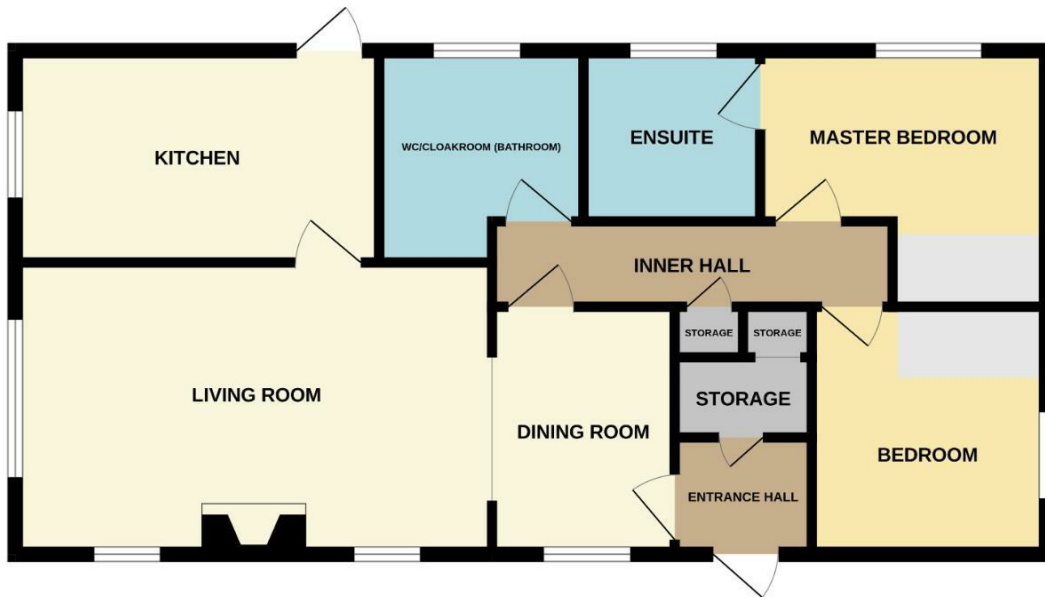
For the location of this property please visit the [What 3 Words App](https://www.what3words.com/) and enter - nibbles.worldwide.deprive

PLEASE NOTE

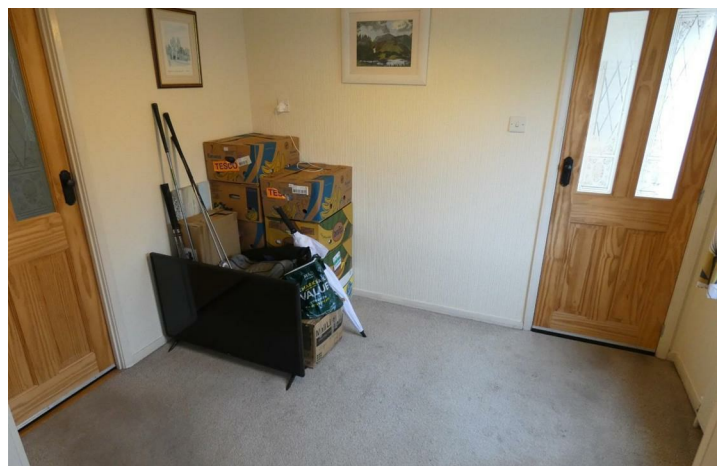
We advise the site fees are approximately £206.28 per month which includes water rates and pitch fee. The electricity supply is provided through the park and is billed quarterly. Purchasers must be in retirement/semi-retirement and over the age of 50 years. Please contact the office for a copy of the park rules.

Floorplan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62024.







Energy Efficiency Graph

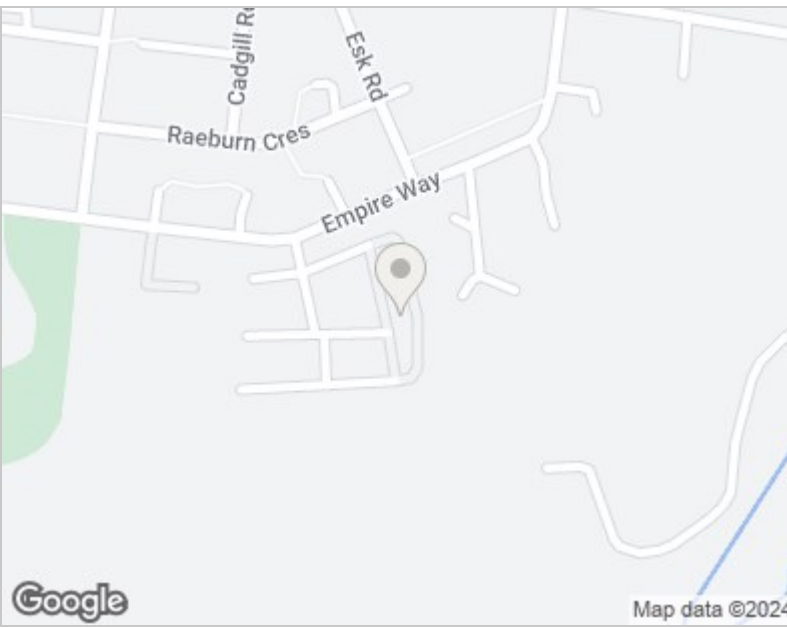
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
Scotland	EU Directive 2002/91/EC		

Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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