



Lagoon Park Moira Road, Overseal Swadlincote





Property Description

Burchell Edwards are delighted to market this wonderful 2 Bedroom Park Home in Overseal, Swadlincote. The park home is located in the lovely Lagoon Park site situated on Moira Road. The property greets you with a small front garden and an allocated parking space to the side of the park home. The park home itself is finished to a lovely standard and offers a spacious lounge/diner, a functioning kitchen, a compact bathroom and 2 double sized bedrooms. To the rear of the property is an enclosed rear garden that offers a patio slab seating area as well as a functioning, electric supplied shed. Viewing of this unique park home is heavily recommended!

Lounge

19' 8" x 11' 9" (5.99m x 3.58m)

Windows to front and side elevations, two central heating radiators and carpet.

Kitchen

10' 2" x 9' 7" (3.10m x 2.92m)

Window to side elevation, door to garden, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and hob, central heating radiator, vinyl flooring, space and plumbing for washing machine.



Landing

Wooden flooring.

Bedroom One

9' 7" x 9' 8" (2.92m x 2.95m)

Windows to side and rear elevations, central heating radiator and carpet.

Bedroom Two

9' 6" x 9' 5" (2.90m x 2.87m)

Window to side elevation, central heating radiator and carpet.

Bathroom

Window to side elevation, W.C, wash hand basin, shower, central heating radiator, storage cupboard and wooden flooring.

Rear Garden

Patio area and lawned area.

Agents Note

"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.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 01283 530 169
E burton@burchelledwards.co.uk

Britannia House Station Street
 BURTON-ON-TRENT DE14 1AN

EPC Rating: Exempt

Tenure:

view this property online burchelledwards.co.uk/Property/BUT210286

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.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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