



## Dymchurch Road, New Romney

- TWO BEDROOM
- SWIMMING POOL FACILITIES
- MODERN CONDITION
- FANTASTIC LOCATION
- PARK HOME
- PARKING
- DECKED BALCONY AREA

**Guide Price £35,000**

**HUNTERS<sup>®</sup>**

HERE TO GET *you* THERE

# Dymchurch Road, New Romney

## DESCRIPTION

Hunters are delighted to offer to the market this superb two bedroom park home in the extremely popular location of Marlie Holiday Park in New Romney.

A fantastic home throughout, it offers the lucky purchasers the chance to move in with no cosmetic work needing to be carried out. The property boasts two good size bedrooms, large lounge and modern kitchen. There is also decking which surrounds the property as well as off road parking on site to park your car with ease.


This wonderful park home offers 11 month residency and could be a very a lucrative rental opportunity for the right person especially in peak times of the year.

Site Fees Approx - 7100 per year



## 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		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

## Viewing

Please contact our Hunters Folkestone Office on 01303 210335 if you wish to arrange a viewing appointment for this property or require further information.

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Tel: 01303 210335 Email:  
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