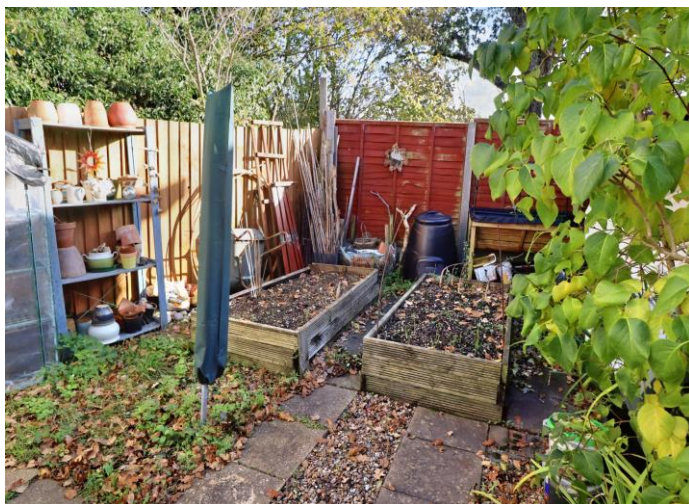


**Main Road  
FRATING  
CO7 7DH  
£92,000**

**Town &  
Country**  
residential sales and lettings







- Over 50's Residential Home
- Two Bedrooms
- LPG Radiator Heating
- Double Glazing
- Lounge
- Fitted Kitchen
- Shower Room
- Enclosed Garden
- Unoverlooked Rear Aspect
- Viewing Advised

Live in this fully residential two bed roomed park home for 12 months of the year for the over 50's.

OFFERED WITH NO ONWARD CHAIN

Located on the edge at the rear of this private development backing onto woodland and fields.

Offering lounge, fitted kitchen, two bedrooms, shower room and private enclosed gardens, complimented by double glazing and LPG gas radiator heating - we understand the boiler was replaced in June 2023.

Local shops at nearby village of Elmstead Market.



The accommodation with approximate room sizes are as follows:

**DOUBLE GLAZED FRONT DOOR TO:**  
**HALLWAY**

Radiator, consumer unit, access to:

**LOUNGE**

9' 3" x 8' 6" (2.82m x 2.59m)

French doors to front and window to side with blinds and curtains, coved ceiling, cupboard housing LPG boiler which we understand was replaced in June 2023 and which the seller has informed us has a 5 year guarantee, two radiators. BT telephone point.

**KITCHEN**

9' 3" x 8' 6" (2.82m x 2.59m)

Breakfast Bar, single drainer sink unit with with mixer taps, range of storage cupboards under working surfaces. Window to each side with blinds, plumbing for washing machine, freestanding LPG cooker with four ring burners, grill and oven under. Space for fridge/freezer.

**SHOWER ROOM**

7' 1" x 4' 1" (2.16m x 1.24m)

Double walk in shower, vanity wash hand basin with drawers under and low level WC. Heated chrome towel rail, window to side.

**BEDROOM ONE**

9' 5" x 9' 4" (2.87m x 2.84m)

Built in wardrobe cupboard, window to rear, radiator, coved ceiling.



## **BEDROOM TWO**

7' 0" x 5' 3" (2.13m x 1.60m)

Window to side, radiator, covered ceiling.

## **EXTERIOR**

The property is set in the middle of the plot with lawn and flower beds, decked area, to the rear is a vegetable area.









Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied