

PARK HOME



Mobile Home

PARKLANDS, EVESHAM, WR11 2QJ

Asking Price
£119,950

FEATURES

- SALE AGREED Park Home
- En-suite
- Open Utility Area
- Council Tax Band - A
- Two Bedrooms
- Large Lounge/Diner
- Off Road Parking
- Energy Performance Certificate - Exempt



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2 Bedroom Mobile Home located in Evesham

Porch

Obscure double glazed door, obscure double glazed window to rear aspect, leads to utility.

Kitchen

8'06" x 10'03"

Double glazed window to front aspect, one and a half bowl sink with drainer and mixer taps over, tiled splash back, filter hood, space for fridge/freezer and a space for a cooker.

Lounge/Diner

18'11" x 10'08"

Double glazed windows to front, side and rear aspect, double glazed 'French' doors to rear aspect, fitted carpet, two double panel radiators and a single panel radiator, fitted carpet and feature fire place.

Utility Room

5'01" x 9'04"

Double glazed door to front aspect, range of wall and base units, sink with mixer taps over, splash back, plumbing for washing machine, space for tumble dryer, cupboard with wall mounted boiler, airing cupboard and shelving.

Hallway

Fitted carpet, storage cupboard and leads to bedrooms.

Bedroom One

9'05" x 9'09"

Double glazed window to front aspect, fitted double wardrobes, double panel radiator, fitted carpet and leads to en-suite.

Ensuite

Obscure double glazed window to front aspect, low level WC, wash hand basin in vanity, tiled splash back, heated towel rail and P shaped bath with shower over.

Bedroom Two

9'05" x 11'09"

Double glazed window to side aspect, fitted double wardrobes, double panel radiator and fitted carpet.

Bathroom

6'08" x 5'03"

Obscure double glazed window to front aspect, low level WC, pedestal wash hand basin, separate single shower, shaver point and light.

Rear Aspect

Enclosed garden with patio, courtesy lighting, cold water tap, shed and off road parking for one vehicle.

Tenure Leasehold

We understand the property is for sale 'Leasehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts. Ground rent £186.56pcm.

Council Tax Band

Currently tax band 'A' this is subject to change during the conveyance if the property has been extended since 1st April 1991

Anti Money Laundering

We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the purchase of this or any other property two forms of identification will be required. Further information is available from our office.

NB

Whilst we endeavour to make our sale's details accurate, if at any point there is anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some

distance to view the property. These particulars are not to form part of the sale contract and may be subject to errors and/or omissions. The agents did not verify the property's structural integrity, ownership, tenure, acreage, planning/building regulations, status, square footage or the availability/operation of services and/or appliances. The property is sold subject to any rights-of-way, public footpaths, wayleaves, covenants and any other issues or planning/building regulation matters which may affect the legal title. Prospective purchasers must satisfy themselves as to the particulars correctness and should seek legal validation of all matters prior to expressing any formal intent to purchase. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale contract. No person in this firm's employment has the authority to make or give any representation or warranty in any respect



Call us on

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Council Tax Band - A



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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