



3 Cherrytree Park, Gretna DG16 5BP

Guide Price **£32,000**

Immaculately Kept Detached Park Home | Exclusively For A Retired or Semi-retired Person (over 50) |
Modern Kitchen With Appliances| Bathroom
2 Bedrooms | Easily Maintained Gardens | Tarmac Driveway| Galvanised Garden Shed

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ACCOMMODATION

ENTRANCE HALLWAY

Entered through a glazed U.P.V.C side door. Smoke alarm. Carbon monoxide alarm. Worcester central heating programmer. Lightshade. Newly fitted carpet. Radiator. Doors off to kitchen, lounge and two bedrooms.

LOUNGE

(3.05m x 2.95m)

Double glazed bay window to the front and double glazed window to the side elevation. Curtains and curtain poles. Two corner shelves. Lightshade. Fitted carpet. Radiator. Open plan through to kitchen.

FITTED KITCHEN

(3.05m x 3.00m)

White high gloss wall and base units incorporating a single drainer sink unit with chrome swan neck mixer taps. Tiled splashbacks. Gas cooker connection. Plumbed for washing machine. Louvre door fronted storage cupboard **(0.70m x 0.60m)** housing the Worcester condensing-combi boiler. Double glazed windows to either side. Roman and roller blinds. Extractor fan. Lightshade. Hoover washing machine, Leisure gas cooker and Indesit fridge/freezer are all included in the sale. Vinyl flooring. Radiator..

BEDROOM 1

(2.95m x 2.15m)

Double glazed window to the rear elevation. Roman blind and curtains. Built-in wardrobe housing the electricity fusebox. Adjoining shelved storage cupboard and matching 4-drawer unit. Lightshade. Fitted carpet. Radiator.

BEDROOM 2/BOX ROOM

(2.17m x 1.30m)

Double glazed window to the side elevation. Curtains. Lightshade. Built-in single wardrobe. Fitted carpet. Radiator.

BATHROOM

(2.20m x 1.30m)

Comprising of white wash-hand basin with chrome single lever mixer taps and bath with chrome shower mixer taps. Tiled splashbacks above bath and wash-hand basin. Extractor fan. Chrome accessories. Small wall mounted storage unit. Obscured double glazed window to the side elevation. Roman blind. Vinyl flooring. Radiator.

OUTSIDE

Gravelled areas to the front, side and rear with paved patio and galvanised garden shed **(2.45m x 1.70m)** with concrete base. Paved pathway to the side elevation. Paved steps to both access doors. Tarmac driveway at the rear of the property for one vehicle.

NOTES

The details have been carefully prepared by the solicitor acting for the seller of the property and they are believed to be correct but are not in themselves to form the basis of any contract. Purchasers should satisfy themselves on the basic facts before a contract is concluded.

- Ground rent applies – £244.00 per month
- The site is exclusively for the retired or semi-retired (over 50's)

SERVICES

Mains water, electricity, bottled gas and drainage. The telephone is subject to the usual B.T. Regulations

VIEWING

By arrangement with the Selling Agents **HARPER, ROBERTSON & SHANNON, SOLICITORS & ESTATE AGENTS**

Council Tax Band “A ”.

