



Lower Lodge Park, Rugeley Road | Rugeley | WS15 4AX

£125,000

 **Webbs**
estate agents

Summary

** NO CHAIN ** POPULAR PARK HOME SITE ** TWO BEDROOMS ** OVER 50'S ** LIVING ROOM ** KITCHEN ** SHOWER ROOM
** CLOSE TO AMENITIES ** WELL PRESENTED THROUGHOUT ** VIEWING ESSENTIAL **

WEBBS ESTATE AGENTS are pleased to market this well presented two bedroom park home, located on the ever popular Lower Lodge Park Home, Armitage. Viewing of the property is advised to appreciate the deceptive accommodation on offer. The property is situated close to amenities, useful transport links, bus routes, within walking distance to the Trent & Mersey Canal and much more! The site is aimed at potential purchasers over the age of 50.

Key Features

- NO UPWARD CHAIN
- TWO BEDROOMS
- KITCHEN
- CLOSE TO AMENITIES
- OVER 50'S
- LOCATED ON POPULAR PARK HOME SITE
- LOUNGE
- SHOWER ROOM
- WELL PRESENTED THROUGHOUT
- VIEWING ESSENTIAL

Rooms and Dimensions

Hallway

Living Room

11'3 x 10'1 (3.43m x 3.07m)

Kitchen

11'2 x 7'5 (3.40m x 2.26m)

Bedroom 1

9'4 x 7'9 (2.84m x 2.36m)

Bedroom 2

8'4 x 4'2 (2.54m x 1.27m)

Bathroom

7'1 x 4'7 (2.16m x 1.40m)

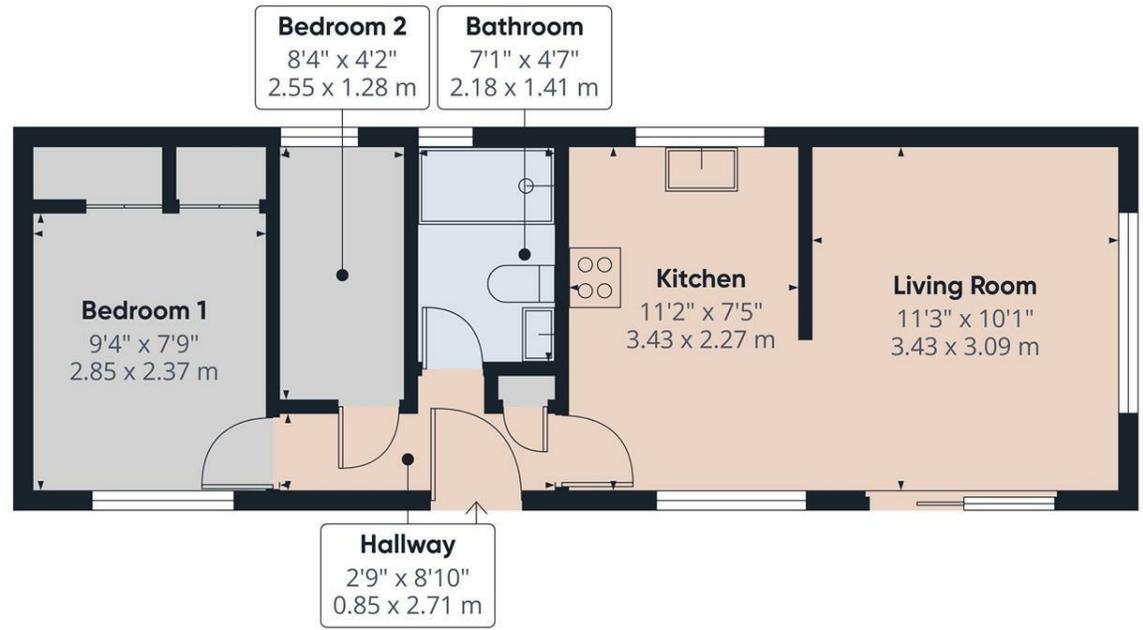
Identification Checks (R)

The Mobile Homes Act 1983 (C)

AGENTS NOTES







Approximate total area⁽¹⁾
389 ft²
36.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Key average energy - lower energy costs</p> <p>100-150 kWh/m²/year A</p> <p>150-200 kWh/m²/year B</p> <p>200-250 kWh/m²/year C</p> <p>250-300 kWh/m²/year D</p> <p>300-350 kWh/m²/year E</p> <p>350-400 kWh/m²/year F</p> <p>400+ kWh/m²/year G</p>		<p>Key average energy - lower CO₂ emissions</p> <p>100-150 g/m²/year A</p> <p>150-200 g/m²/year B</p> <p>200-250 g/m²/year C</p> <p>250-300 g/m²/year D</p> <p>300-350 g/m²/year E</p> <p>350-400 g/m²/year F</p> <p>400+ g/m²/year G</p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC