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Loddon Court Farm, Beech Hill

£250,000

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Key Features

- > Two bedroom park home
- > Council Tax Band: A
- > Dressing room and en-suite to master
 - > Driveway parking
 - > Single garage
 - > Corner plot
- > Tenure: Leasehold
- > EPC rating Exempt



Belvoir Estate Agents - Offered to the market is this wonderfully positioned, and spacious two bedroom park home, in the ever popular development of Loddon Court Farm.

The entrance hallway leads through to the light and airy living space which is comprised of a large lounge with vaulted ceiling, separate dining room which is suitable for a four seater dining table and a fitted kitchen with a range of eye and base level units, with a rear door leading to the rear garden.



Both bedrooms are excellent size doubles and offer a great degree of storage space. The main bedroom in particular offers a walk in wardrobe and a well fitted three piece en-suite shower room with single shower cubicle. The main bathroom again offers a three piece suite with fitted bath, toilet and hand basin.

Outside, the low maintenance rear garden wraps around the property with a large area of shingle and patio perfect for outdoor entertaining. To the front, there is a tarmac driveway suitable for two cars in tandem, and a single garage with full power.

Loddon Court Farm is conveniently located just a short distance from the centre of Spencers Wood where amenities are found such as shops, bakery and post office. Transport links are also very good with junction 11 of the M4 motorway is a five minute drive away.

Service Charge - £246 PCM

Minimum Age - 45

Pet friendly site

Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves,

We can refer you onto Mortgage Advice Bureau for help with finance. We may receive a fee if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors or Juno. We may receive a fee of £250.00 if you use their services.

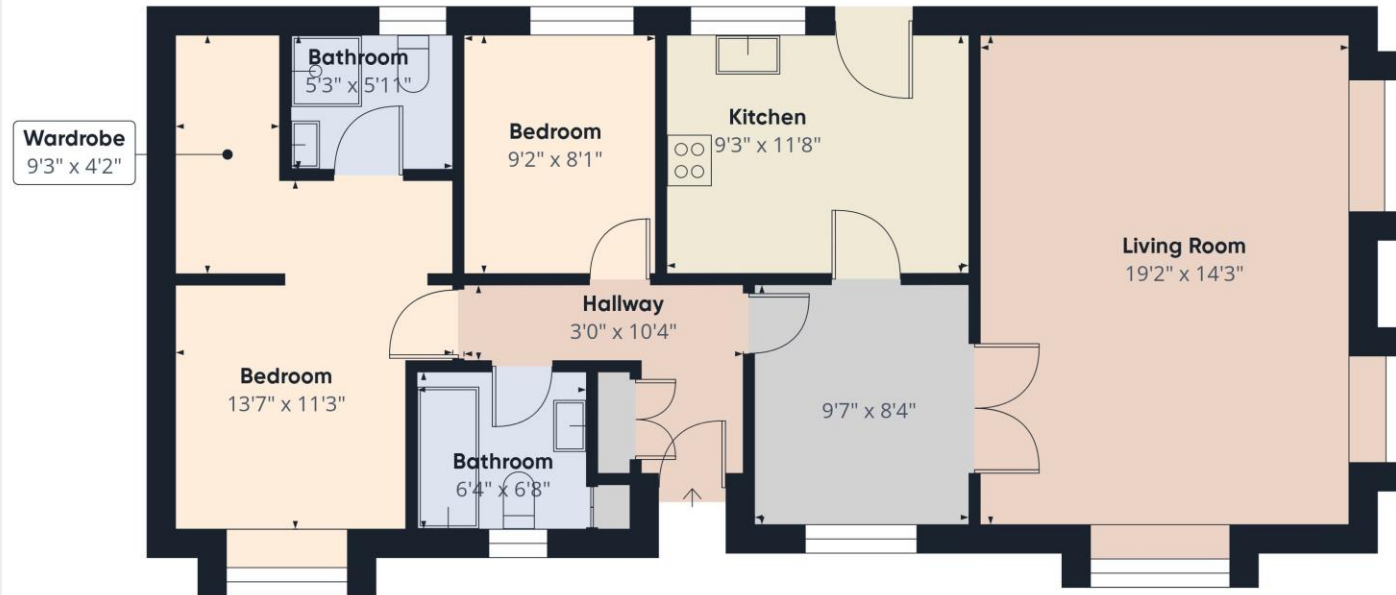
Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identify verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.





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Property is personal



Approximate total area⁽¹⁾
835 ft²

(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.

GIRAFFE360

Floor 0 Building 1

Contact us today to arrange a viewing...

www.belvoir.co.uk

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