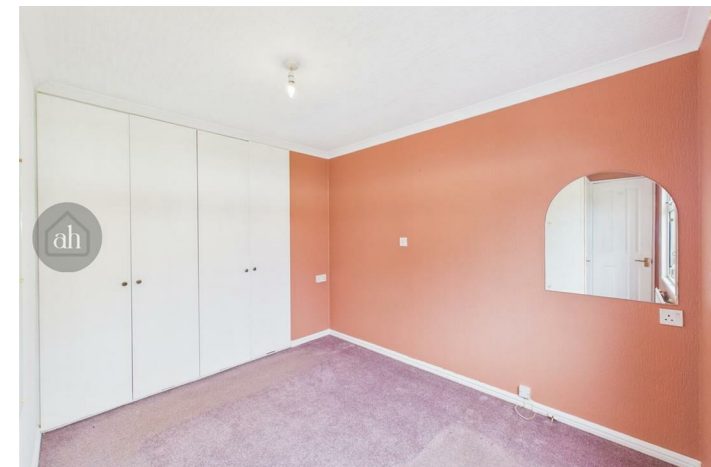




SHEPHERDS GROVE PARK, STANTON, IP31 2AY

£60,000
FREEHOLD

Discover this one-bedroom detached park home on the popular retirement park in Stanton. While it's in need of some modernisation and updating, it offers great potential. The home features a kitchen/breakfast room and a spacious sitting room perfect for relaxing. The double bedroom includes a separate dressing room and is served by a convenient shower room. Outside, you will find a garage and parking space for one car, along with a lovely wrap-around garden and a patio area. A fantastic opportunity to create your perfect retirement retreat!

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SHEPHERDS GROVE PARK

- No Onward Chain • Residential Park For The Over 50's In Stanton • Spacious Sitting Room • Gas Fired Central Heating • Kitchen/Breakfast Room • Double Bedroom • Dressing Room • Located In A Quiet Setting • Close To Community Amenities and Bus Stop • Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Front door. Doors to accommodation. Radiator.

Kitchen/Breakfast Room

With a range of wall and base cupboard and drawer units with worktops over. Inset sink and drainer. Built in oven with gas hob and extractor hood over. Space for washing machine, dishwasher and fridge freezer. Window to front and rear. Storage cupboard housing the boiler. Radiator.

Sitting Room

Well proportioned room with electric fireplace and modern surround. Bay window to front and window to side. Door to the front. Radiator.

Bedroom 1

Double room with built in wardrobes. Storage cupboard. Window to front. Radiator.

Dressing Room

Fitted storage cupboard and fitted shelving. Window to rear. Radiator.

Shower Room

WC and wash basin. Shower cubicle. Window to rear. Radiator.

Outside

Wrap around garden laid mainly to lawn with a patio area, surrounded by mature shrubs and hedging. A paved pathway around the property with access to the garage.

Garage

Up and over door. Pedestrian door to the garden.

Agent's Note

The park home is an Omar Berkeley Plus and was built in 1998. The size is 40ft' x 12ft'. The current pitch fee is £182.50 per month, reviewed annually and a current separate water charge of £11.60 pcm. Electricity is supplied by the park and charged on usage. Sewerage is a separate payment to Anglian Water.

This is a residential retirement site for the over 50's, you are allowed to have one dog or one cat on site.

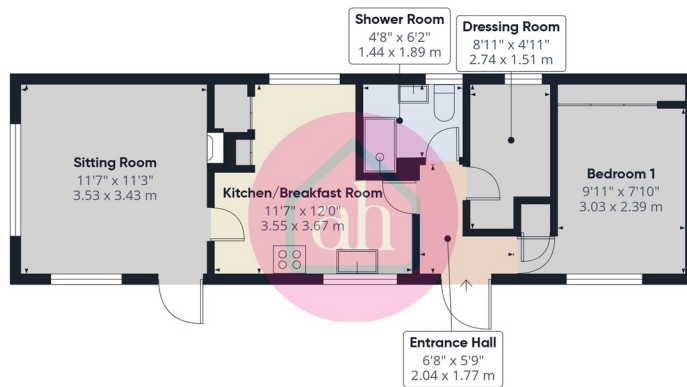
Disclaimer

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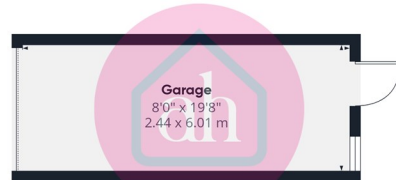


SHEPHERDS GROVE PARK





Ground Floor Building 1



Ground Floor Building 2

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Approximate total area⁸¹
601 ft²
55.9 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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: Council Tax Band: A

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