



Braemar Residential Park,  
Kirkby Green  
£50,000



- Park Home
- Two Bedrooms
- NO ONWARD CHAIN
- LPG Heating
- Rural Location
- Lounge and Breakfast Kitchen
- Current Council Tax Band A
- EPC rating Exempt



A two bedroom park home situated on the rural Braemar Residential Park in Kirkby Green, offered for sale with no onward chain. The accommodation comprises a spacious lounge, breakfast kitchen, two bedrooms and a modern shower room, providing comfortable and low-maintenance living. Externally, the property benefits from a generous wrap-around garden, with potential to create off-road parking to the front if desired. Enjoying a peaceful countryside setting, this property would make an ideal downsize or retirement home, and viewing is highly recommended to fully appreciate the location and accommodation on offer

### Hallway

### Lounge

3.3m x 3m (10'10" x 9'10")

With electric fire place, BT and TV point, window to front aspect and door to side.

### Breakfast Kitchen

3.41m x 3m (11'2" x 9'10")

Base and eye level units with work surface over, sink with mixer tap and drainer, space for freestanding oven, space for fridge freezer, space and plumbing for washing machine, storage cupboard and windows to side aspects.

### Shower Room

Three piece suite comprising mains fed shower, hand wash basin, low level wc, radiator and window to side aspect.



### Bedroom One

2.14m x 3m (7'0" x 9'10")

With window to rear aspect and radiator.

### Bedroom Two

2.3m x 2.15m (7'6" x 7'1")

With window to side aspect and radiator.

### Outside

With gravel to front which could be developed for a parking space, wrap around lawn with patio to side entrance, two storage sheds.

### Park Home Information

Utilities: provided by a supplier of the owners choosing.

Ground Rent: revised annually in April and any rise is in line with the rate of CPI. As of 01/04/2026 the monthly charge stands at £160.38

Pets: Dogs are not allowed to be kept on the park



### Agents Note

These are draft particulars awaiting vendor approval.

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### Financial Services

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## Floorplan

### Ground Floor

Approx. 36.9 sq. metres (397.3 sq. feet)



Total area: approx. 36.9 sq. metres (397.3 sq. feet)

**25 Braemar Residential Park, Kirkby Green**



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