



- Detached Park Home
- 1 Double Bedroom
- Modern Kitchen & Bathroom
- Off Street Parking
- Lawned Rear Garden
- Ideal Retirement/Downsizing Property
- Close to Local Amenities & Motorway Links
- Viewing Recommended

Cedar Avenue, Charnwood Park Estate, DN15 8UL,
£74,950





Starkey&Brown are delighted to offer for sale this detached park home on Cedar Avenue in the Charnwood Park Estate on the outskirts of Scunthorpe. The park home sits in an excellent position within close proximity to a wide range of local amenities and motorway links. The property is well presented throughout and briefly comprises of a lounge, kitchen, bathroom and 1 double bedroom (originally a 2 bed, could easily be reinstated if required). Outside the property has a good size block paved area providing off street parking, along with low maintenance gardens to the front, side and rear. A monthly ground rent of £188 is payable. Call today to view!



Lounge

Having two uPVC double glazed windows to the front aspect, two uPVC double glazed doors to the side aspects and two radiators.

Kitchen

9' 2" x 7' 1" (2.79m x 2.16m)

Having uPVC double glazed window to the side aspect, wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor, radiator and boiler.

Bedroom

9' 5" x 12' 5" (2.87m x 3.78m)

A large bedroom, originally two bedrooms (could be reinstated if required). Having uPVC double glazed windows to the rear and side aspects and radiator.

Inner Hall

Having uPVC double glazed window to the rear aspect and radiator.

Bathroom

6' 8" x 5' 5" (2.03m x 1.65m)

Having uPVC double glazed window to the side aspect, panelled bath, wash hand basin, WC and heated towel rail.

Outside

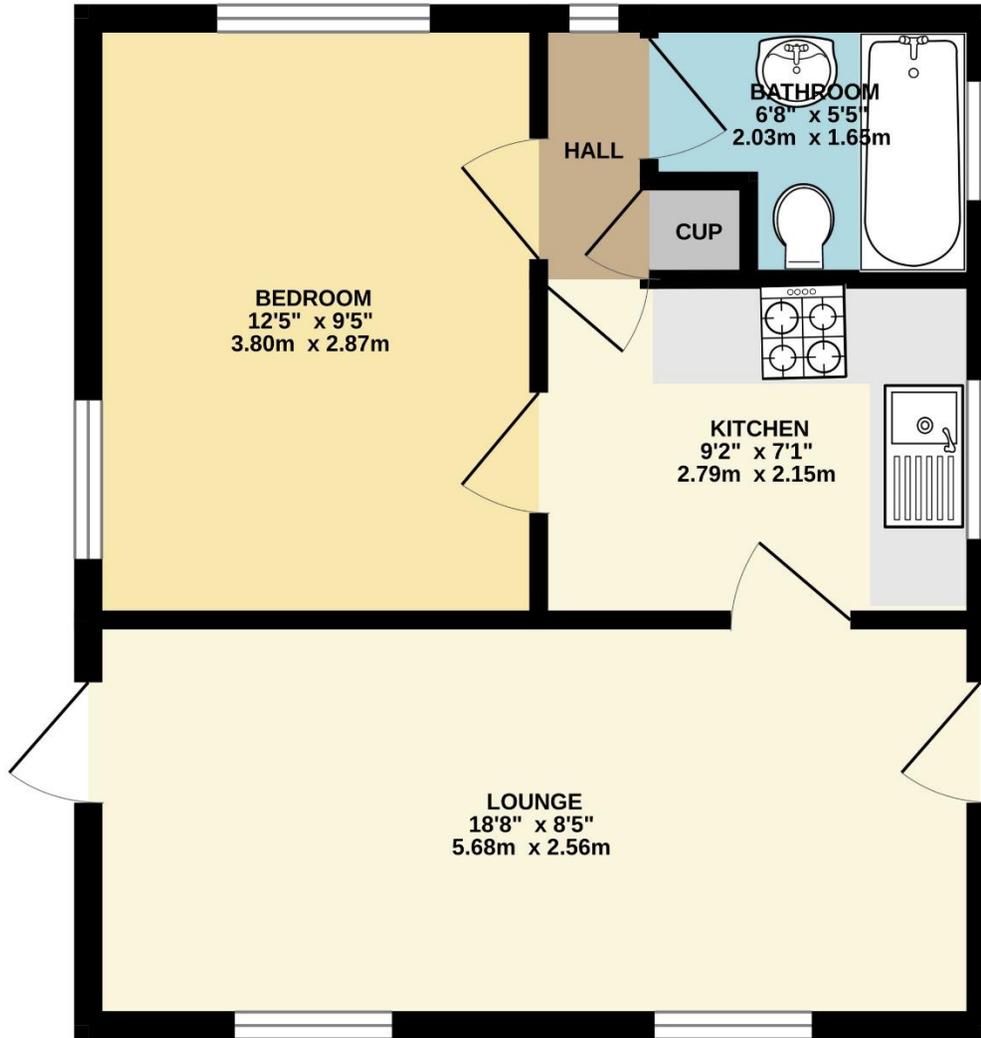
The property is accessed via steps either side. Having a block paved driveway, lawned garden to the rear, low maintenance garden to the front and a paved patio area.

Agents Note

A ground rent of £188 is charged monthly.



GROUND FLOOR



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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