

## Summary

**A fantastic opportunity to purchase a beautiful Omar luxury Holiday Lodge, situated in a quiet location with stunning views on the edge of Glemsford. This homes offers open plan living space with french doors leading to terrace with views of the meadows behind, 2 double bedrooms, ensuite and off road parking.**

## Description

### Approximate Room Sizes ENTRANCE DOOR TO:

**DINING SPACE 9' 2" x 9' 5" (2.79m x 2.87m)** Storage cupboard. Opening into kitchen and living space

**LIVING ROOM: 18' 10" x 10' 5" (5.74m x 3.18m)** With dual aspect windows and vaulted ceilings this is a fantastic space for entertaining. The living rooms offers wall mounted electric fire, TV points, Power points. French doors then open out to the decked terrace with views of the meadows.

**KITCHEN: 11' 6" x 9' 4" (3.51m x 2.84m)** 1 1/2 bowl stainless steel sink unit with cupboard under. An extensive range of base and wall mounted units with complimentary work surfaces. 4 Ring electric hob with splash back. Eye level double over and grill. Integral fridge/freezer. Integral dishwasher. Large storage cupboard housing boiler.

**BEDROOM ONE: 9' 2" x 8' 8" (2.79m x 2.64m)**  
Double room with 3 windows to side aspect . 2 double wardrobes. Door to:

**ENSUITE: 6' 6" x 5' 4" (1.98m x 1.63m)** Low level flush WC, wash hand basin with vanity unit including fitted storage. Shower cubical. window to side aspect.

**BEDROOM TWO: 9' 7" x 9' 0" (2.92m x 2.74m)** Double wardrobe. Vanity unit with mirror above. Window to side aspect.

**BATHROOM: 6' 5" x 5' 10" (1.96m x 1.78m)** Low level flush WC, wash hand basin with vanity unit including fitted storage. Paneled bath with shower over. window to side aspect.

**OUTSIDE:** Patio doors in the living area lead to a decking area with views over the meadows. Gravel drive way providing off road parking for 2 cars.

**AGENTS NOTE:** This home is situated on site with a holiday license, therefore the park runs on a 11 month term. Residents are not permitted to live on the site in the month of February.

**Site rules apply**  
One pet per home  
Over 45's site.

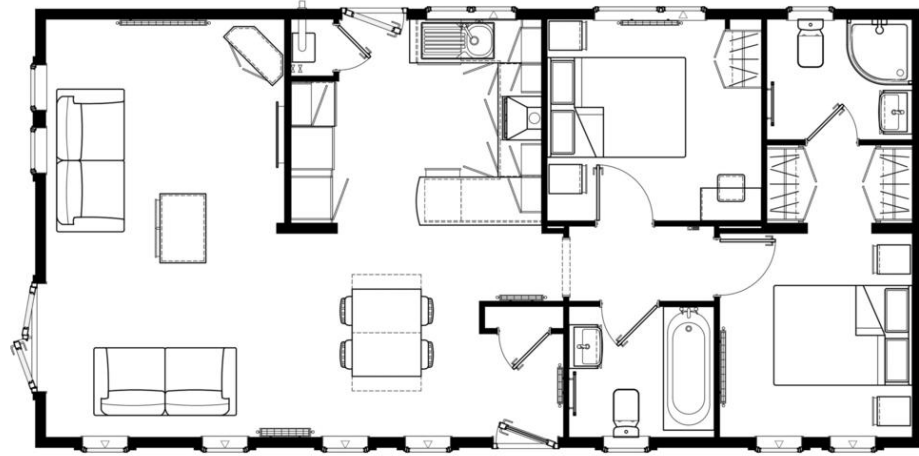
Service Charge - £840.25 PA  
Ground Rent - £2500 PA

## Additional Information

Local Authority – Babergh District Council  
Council Tax Band – C  
Tenure – Unknown  
Services – LPG Gas, Electricity.  
Post Code – CO10 7QR

Viewings by appointment  
Bychoice Estate Agents  
Tel: 01787 468400





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Your home may be repossessed if you do not keep up repayments on your mortgage.



### Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

### Lower Road | Glemsford | CO10 7QR

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### Asking Price Of £139,500

- 2 Double Bedrooms
- Open Plan Living Space
- French Doors Leading to Terrace
- Stunning Views
- Large Plot
- Holiday Site - 11 Month Term
- Option to Purchase Furnished