

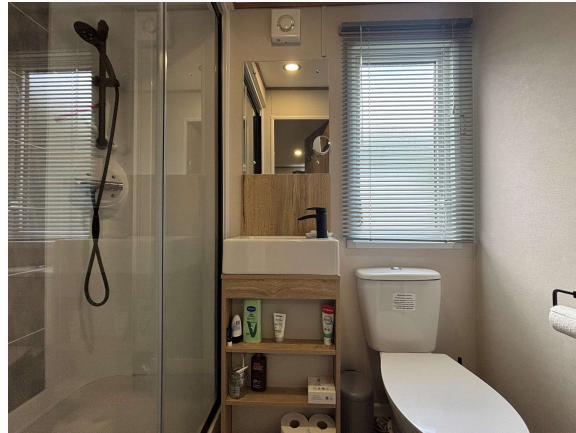


**Osprey, Carlton Meres Holiday Park, Carlton,
Saxmundham, IP17 2QP**

welcome to

Osprey, Carlton Meres Holiday Park, Carlton, Saxmundham

Well-presented detached park home in Carlton offering a spacious living area, modern kitchen, two bedrooms one with an ensuite and a separate bathroom with shower. With off-road parking and decking externally, it enjoys a lovely position within the holiday park.



Location

With its well-stocked fishing lakes, tranquil location and abundance of leisure facilities, Carlton Meres Holiday Park is an ideal place for your family holiday. Facilities include an outdoor pool, an indoor pool, an upgraded adventure playground, and a new-look clubhouse with restaurant, bar, gaming and relaxation areas. Within easy reach of the park is the picture-postcard Suffolk Heritage Coastal Region, including the seaside towns of Aldeburgh and Southwold. Nearby Walberswick, famed as the official home of "The British Open Crabbing Championship" is well worth exploring, with Framlingham and Orford Castle a must-see for any history buffs in the family.

Kitchen / Diner / Lounge

Double glazed windows to side and front aspect, base and eye units, gas hob, gas oven, sink, space for table, cupboard with boiler, electric fireplace, two radiators and carpet flooring in lounge, sofa bed.

Hall

Bedroom 1

Double glazed window to side aspect, radiator, fitted wardrobe, king size bed and carpet flooring.

Bedroom 2

Double glazed window to side aspect, twin beds, storage cupboard/wardrobe, radiator, carpet flooring.

Bathroom

Double glazed window to side aspect, low level w/c, enclosed shower, wash hand basin, mirror, and heated towel rail.

Front Garden

Off road parking for two cars

Rear Garden

Decking to the front and side of the park home.

Kitchen / Diner / Lounge

Double glazed windows to side and front aspect, base and eye units, gas hob, gas oven, sink, space for table, cupboard with boiler, electric fireplace, two radiators and carpet flooring in lounge, sofa bed.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Osprey, Carlton Meres Holiday Park, Carlton, Saxmundham

- 2 bedroom detached park home in a peaceful location
- Generous open plan living area
- Off-road parking
- Well maintained throughout
- Investment potential, great for rentals

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£45,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
FLH105713 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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