



**Riverside Holiday Park Wainfleet Bank, Wainfleet
Skegness PE24 4ND**


**william
h brown**

welcome to

Riverside Holiday Park Wainfleet Bank, Wainfleet Skegness

Well presented 2 Bedroom Lodge located on the Riverside Holiday Park in Wainfleet. In brief, the property comprises of Lounge, Kitchen/Diner, Master Bedroom & en-suite, Bedroom 2 & Bathroom. There is also parking for 2 cars and a small garden area along with decking to the side of the property!!



Kitchen Diner

13' 2" x 10' 1" (4.01m x 3.07m)

Entrance door leads into the kitchen/dining area comprising of modern wall, base and drawer units with worktop space over, integrated microwave, extractor & sink. There is also a window to each side elevation and an additional door to the side leading to the decking area. There is open access into the lounge:

Lounge

13' 1" x 12' 9" (3.99m x 3.89m)

Has a window to the side and window and doors to the front leading externally to the decking area:

Bedroom 1

10' 1" x 11' 1" min to robe (3.07m x 3.38m min to robe)

Has a window, radiator and fitted wardrobes. Door into:

En-Suite

Has a bath with shower over, WC, sink with vanity storage below and a window.

Bedroom 2

9' 4" x 6' 7" (2.84m x 2.01m)

Has a window and radiator.

Shower Room

Has a shower, WC, sink with vanity storage, towel radiator and an opaque window,

External

Externally the property benefits from parking for two cars, small garden area to the front, decking to the side and front as well as public access to the river bank.

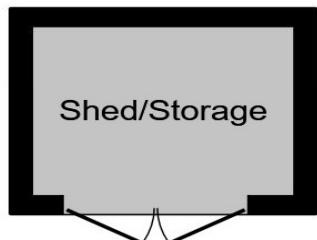


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Floor Plan



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Riverside Holiday Park Wainfleet Bank, Wainfleet Skegness

- 2 BED WITH MASTER + EN-SUITE
- MODERN DECOR AND FITTINGS
- WELL PRESENTED THROUGHOUT
- PARKING
- SEMI-RURAL LOCATION

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 3400.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£57,000



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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.



Property Ref:
SKG109376 - 0013

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