

WOODLANDS WAY, STANTON, IP31 2UH

£70,000

Situated in the highly sought-after development of Woodlands Way, this detached park home offers an excellent opportunity for those looking to update a property to their own taste. The property has already undergone some updating and modernising. The interior accommodation consists of a comfortable sitting room, a dedicated kitchen and dining area, a well-proportioned bedroom and a practical shower room. Externally, the property benefits from a woodland garden with mature trees, additional features include a single garage and off-street parking for one vehicle. This home is ideal for anyone seeking a project in a popular and peaceful location.

allhomes

WOODLANDS WAY

• Offered Chain Free - One Bedroom Park Home • Residential Park For The Over 50's In Stanton • An Opportunity To Modernise & Update. • Gas Heating • Kitchen/Dining Room • Double Bedrooms • Sitting Room • Single Garage & Off Road Parking • Within Walking Distance To Local Community Amenities • Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Door to the garden. Storage and radiator.

Kitchen/Dining Room

A range of wall and base cupboard and drawer units with work tops over. Butler sink style. Space for kitchen appliances including washing machine and double oven. Wall mounted boiler. Window to side garden. Opening to a dining area. Radiator.

Sitting Room

Spacious sized room with bay window to front and window to side. Front door. Radiator.

Bedroom 1

Spacious double room with window to side garden. Radiator.

Shower Room

WC and pedestal wash basin. Corner shower cubicle. Window to side garden. Radiator.

Outside

A small front area with shrubs, at the rear is a woodland garden with bulbs, large mature Oak trees bordered by hedging, wood panel and trellis fencing to the west side and a tiled patio area. Concrete pad for garden shed.

A single garage with lockable double doors, power connected and off street parking for one car.

Agent's Note

The park home is 36 x 12 ft and the site fee is £182 per month including water. The park home is approximately 36 years old.

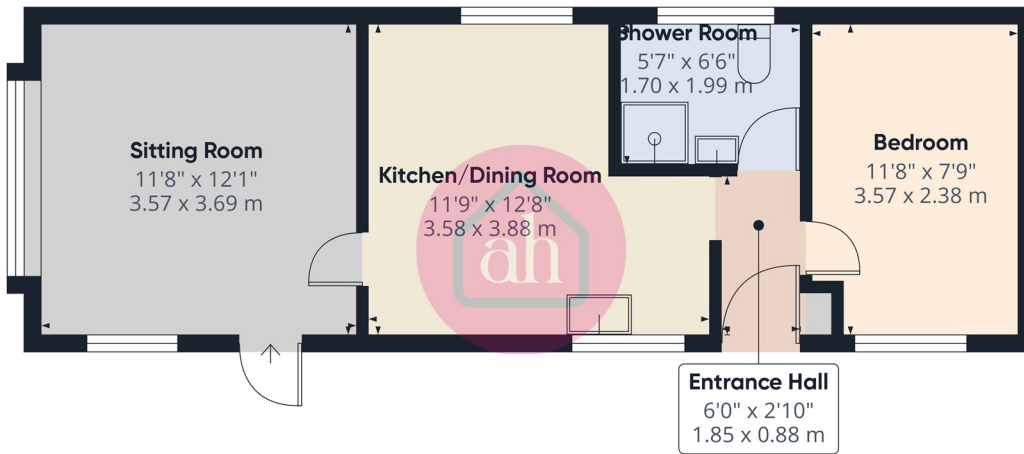
This is a residential retirement site for the over 50's, you are allowed to have one dog or one cat on site and one car.

Disclaimer

Disclaimer Allhomes, along with their representatives, aren't authorised to provide assurances about the property, whether on their own behalf or on behalf of their client. We don't take responsibility for any statements made in these particulars, which don't constitute part of any offer or contract. To comply with AML regulations, £30 is charged to the buyer which covers the cost of the digital ID check. It's recommended to verify leasehold charges provided by the seller through legal representation. All mentioned areas, measurements, and distances are approximate, and the information, including text, photographs, and plans, serves as guidance and may not cover all aspects comprehensively. It shouldn't be assumed that the property has all necessary planning, building regulations, or other consents. Services, equipment, and facilities haven't been tested by allhomes, and prospective purchasers are advised to verify the information to their satisfaction through inspection or other means.

WOODLANDS WAY





Approximate total area⁽¹⁾
418 ft²
38.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: Council Tax Band: A

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