



Price Guide £80,000 Freehold

TALL TREES MOBILE HOMES OLD MILL LANE | | FOREST TOWN | NG19 0JP

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE - £80,000 - £85,000***

CONVENIENCE ON YOUR DOORSTEP. Nestled in the tranquil setting of Old Mill Lane, Forest Town, this charming park home offers a delightful retreat from the hustle and bustle of everyday life. The location is ideal for those seeking a peaceful environment while still being within easy reach of local amenities and transport links, making it a perfect choice for both relaxation and convenience.

Upon entering the property, you are welcomed into a spacious reception room that serves as the heart of the home. This inviting space is perfect for entertaining guests or simply enjoying a quiet evening in. The room is filled with natural light, creating a warm and welcoming atmosphere that enhances the overall appeal of the home. The kitchen comes fully equipped with all essential appliances.

The park home features two well-proportioned bedrooms, providing ample space for rest and relaxation. Each bedroom is designed with comfort in mind, one with its own WC. The bathroom is conveniently located and equipped with modern fixtures, ensuring that your daily routines are both comfortable and efficient.

The park home lifestyle offers a unique blend of community and privacy, making it an excellent choice for those looking to embrace a simpler, more connected way of living. Benefits from a private driveway.

Call now to book your viewing!





Kitchen/Dining/Living Room 11'9" x 19'10"

Kitchen - Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and a window to the side elevation.

Dining Area - Versatile space with room for your desired dining furniture. Window to the side elevation.

Living Room - Bright and airy lounge space with carpeted flooring, feature fireplace, window to the side and french doors opening to the front.

Hall

With leading access into;

Bedroom One 11'9" x 7'8"

Carpeted flooring, central heating radiator, built in wardrobes, WC and a window to the rear elevation.

WC 3'5" x 2'8"

Fitted with a low flush WC, hand wash basin and a window to the side.

Bedroom Two 5'8" x 7'10"

Carpeted flooring, central heating radiator, built in wardrobe and a window to the side.

Shower Room 3'5" x 6'9"

Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the side elevation.

Outside

Private paved driveway and a versatile space to the rear.





Ground Floor
43sq.m/467.78sq.ft
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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	

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