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For Sale

Tel: 024 7635 7645

Offers Around £150,000

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65 Mill Farm Park, Bulkington, Bedworth CV12 9SE

E-mail: sales@keyestateagents.com KEY ESTATE AGENTS Website: www.keyestateagents.com

65 Mill Farm Park

Bulkington, Bedworth CV12 9SE

Offers Around £150,000

- ***Spacious three bedroom detached park home***
- ***canal-side position***
- ***Well-appointed kitchen with useful utility room***
- ***Gas central heating & double glazing***
- ***Allocated parking***
- ***Highly regarded Mill Farm Park development***
- ***Spacious L-shaped lounge & separate dining area***
- ***Low-maintenance gardens***
- ***Enhanced thermal insulation***
- ***Local Authority - NBBC. Council tax band - A. Ground rent - £173.40 Per MTH. Over 50's occupancy.***

An excellent opportunity to acquire this impressive three bedroom detached park home, occupying a particularly appealing position within the highly regarded Mill Farm Park development at Bulkington for the over 50's.

The property offers spacious and versatile accommodation throughout, together with the benefit of direct access towards the canal, providing a pleasant and peaceful aspect.

Internally, the generous L shaped lounge-diner provides an excellent principal reception room with plenty of space for comfortable furnishings, whilst the dining area offers an ideal setting for entertaining and everyday meals. The well-appointed kitchen is complemented by a useful utility room, providing additional practical space for laundry and storage.

There are three bedrooms, two double and one single, offering flexibility for family, guests or home working, together with a shower room featuring a large glazed shower enclosure, wash hand basin and WC.

Outside, the property enjoys low-maintenance gardens, ideal for those looking for an easier lifestyle without the upkeep associated with a larger traditional garden. The canal-side position adds a particularly attractive feature and creates a lovely setting to enjoy the surrounding environment.

Further benefits include gas central heating, double glazing, enhanced thermal insulation and allocated parking.

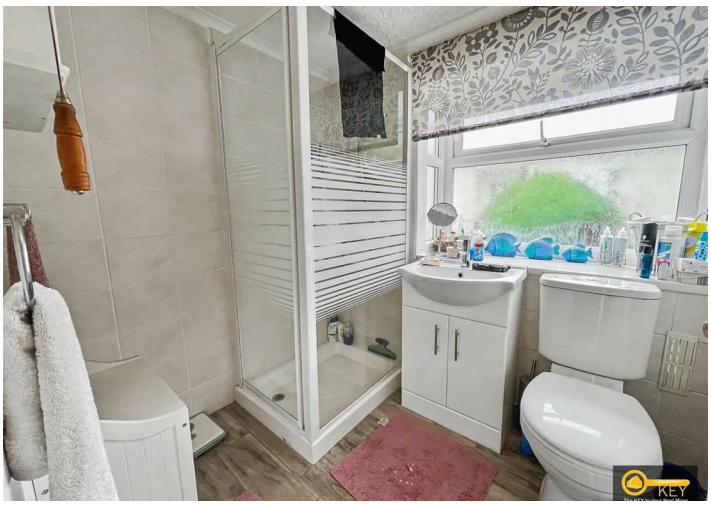
Mill Farm Park is an established and popular development, offering a peaceful residential environment whilst being conveniently positioned for the amenities of Bulkington and surrounding areas.

This is a superb opportunity to acquire a spacious three bedroom detached park home in an excellent position, and an early internal inspection is highly recommended.

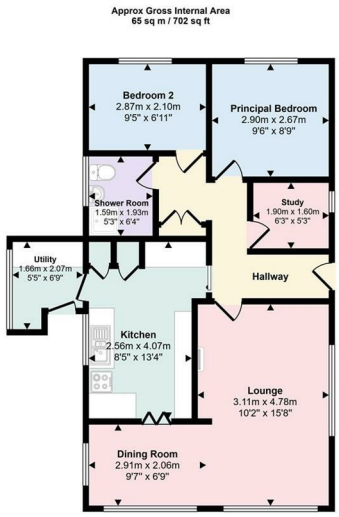
We understand from the current owner the ground rent is £173.40 per month.

Agents disclaimer

Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details were prepared. These opinions may vary from your own. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. In respect to the tenure of the property, the information stated above is provided to us by the vendor and is taken in good faith, this, as well as other details relating to the title, should be confirmed prior to exchange of contracts by your solicitor. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agent and under no circumstances are to be reproduced by a third party without prior permission.



Floor Plan

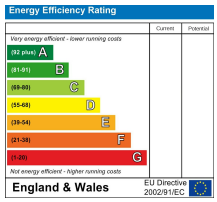


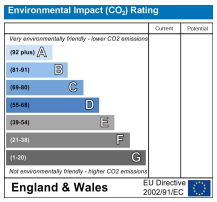
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map

Energy Efficiency Graph





HAVE YOU GOT A PROPERTY TO SELL OR LET?

KEY Estate Agents offer a complete and professional service to Home Owners and Landlords throughout the Nuneaton, Bedworth and Hinckley and surrounding villages.

If you are thinking of selling or letting your home we would be delighted to offer you a *Free Valuation* with *No Obligation* whatsoever.

Please call us today for details on all of our services, along with information about our competitive fee structure.

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Area measurements or distances are given as guidance only and are not precise. Boundaries are subject to verification. Appliances and fittings have not been tested. Floor plans are not drawn to scale.
The inclusion of any fixtures and fittings are subject to the vendor's confirmation, subject to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.