



Connells

The Lawns Wootton Hall
Wootton Waven Henley-In-Arden

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Wootton Wawen Henley-In-Arden B95 6EB

for sale
£145,000



Property Description

Wootton Hall residential park is ideal for much more than just stunning scenery and getting back in touch with nature. With Henley-in-Arden just a few short miles away, our residents also reap the benefits that come from having a town close by. Boasting a selection of shops and facilities including supermarkets, healthcare, churches, and a traditional town market, everything you need is within easy reach at Wootton Hall.

Well situated & equally well cared for 2 bedroom Park Home. fully double glazed & centrally heated. With garden and/or parking either side of the unit.

Entrance Porch

Hallway upon entrance with door leading through to kitchen.

Lounge

19' 1" x 11' 2" (5.82m x 3.40m)

Two wall mounted radiators. Three double-glazed windows. Full width room providing plenty of light.

Kitchen

14' 2" x 6' 1" (4.32m x 1.85m)

Door leading through to lounge. Breakfast bar. Double-glazed window. Boiler. Space for appliances. Tiled flooring. Sink and drainer.

Inner Hall

Wall mounted radiator. Door leading into all rooms. Storage.

Bedroom One

9' 1" x 8' 1" (2.77m x 2.46m)

Double-glazed window. Wall mounted radiator.

Bedroom Two

9' 1" x 5' 1" (2.77m x 1.55m)

Wall mounted radiator. Double-glazed window.

Bathroom

Low level W/C. Wash hand basin. Fitted corner bath. Part-tiled walls. Vinyl flooring.

Garden

Landscaped. Wrap around. Patio area.

Parking

provided for two cars.









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

To view this property please contact Connells on

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EPC Rating: Exempt
Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/STR108610

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.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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