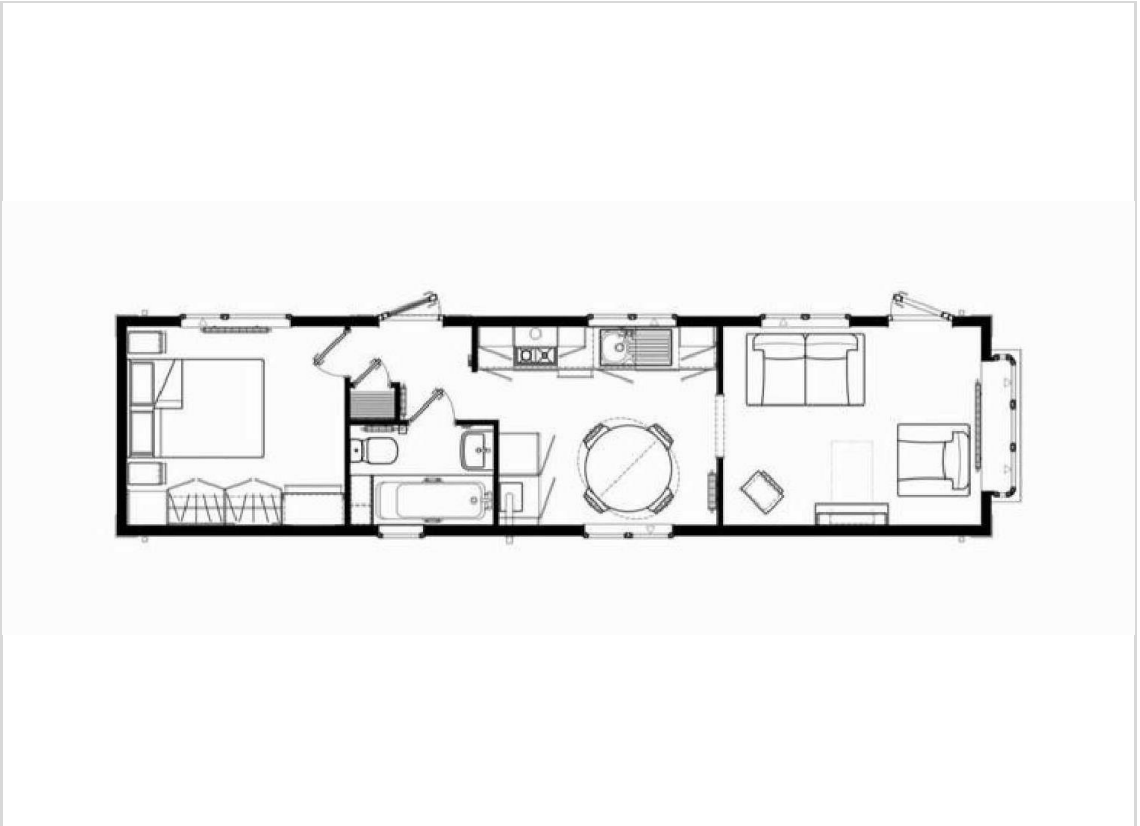


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable.

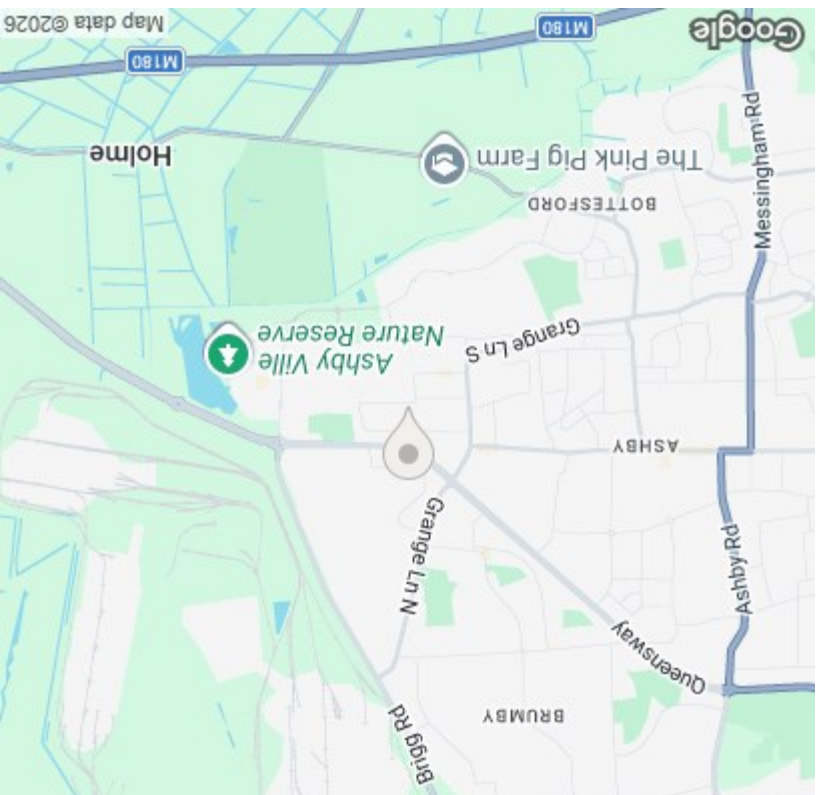
A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Floor Plan



Area Map

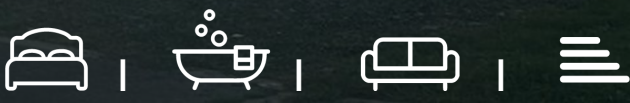
Energy Efficiency Graph



Manifold Road

Scunthorpe, DN16 2RG

£37,950 - Freehold , Tax Band - A



Manifold Road

Scunthorpe, DN16 2RG

Offered with No Forward Chain!

City and County are pleased to market this detached one bedroomed mobile home located in an over 45's complex in Scunthorpe located near central amenities. The development is well located with a bus stop outside the park. The nearest train station is less than two miles away, offering transport links to nearby cities. The Ashby Ville Nature Reserve is two miles from the park, offering walking trails and wildlife viewing opportunities. For golfers, the Holme Hall Golf Club is three miles away with its championship course that is open to visiting players and members. Part exchange is available so please speak to the agent to discuss further.

Briefly comprising, an entrance hall, spacious living/dining room, separate kitchen fitted with a range of matching base and eye level units, with space for a washing machine, and a fridge/freezer. One bedroom. The family bathroom is fitted with a three-piece suite comprising a W/C, a wash hand basin, and a bath with a shower over. Outside offers a courtyard garden, off-road parking and a storage shed. Please call today for a viewing.

Entrance Hall

Kitchen/Diner

Living Room

Bathroom

Master Bedroom

Tenure - Leasehold

At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by the park manager when a sale has been agreed.

Service Charge £175 per calendar month / £2100 per annum



IMPORTANT LEGAL INFORMATION

Construction: Park Home
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Off Street Parking
Solar Panels: No
Water: Other
Electricity: Mains Supply
Sewerage: Mains
Heating: Other
Internet connection: TBC
Internet Speed: TBC
Mobile Coverage: TBC

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL