









welcome to

Main Avenue, Charnwood Park Estate Scunthorpe

Detached, disabled-friendly park home at Charnwood Park with lounge, fitted kitchen/breakfast room, two bedrooms, walk-in shower room, and laminate flooring throughout.













Lounge

19' 9" x 9' 4" (6.02m x 2.84m)

French double-glazed door, one double-glazed bow window to front, one double-glazed window to side, two radiators and laminate flooring.

Kitchen/Breakfast Room

15' 5" x 9' 6" (4.70m x 2.90m)

Fitted kitchen with the range of wall and base cupboards, worksurfaces over, sink and drainer unit, electric oven, gas hob, cooker hood, plumbing for a washing machine, central heating boiler, radiator, tiling to the walls, double-glazed window to side and double-glazed door.

Bedroom One

10' 10" max x 9' 6" (3.30m max x 2.90m)
Double-glazed window to rear and laminate flooring.

Bedroom Two

9' 4" x 7' 11" (2.84m x 2.41m)

Double-glazed window to rear, radiator and laminate flooring.

Shower Room

Walk-in shower, wash hand basin, WC, radiator, and double-glazed window to side aspect.

Agents Note:

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.





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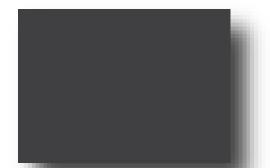
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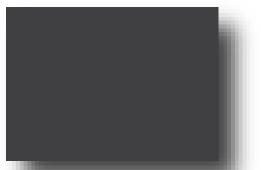
- Detached park home in Charnwood Park
- Disabled-friendly design for ease of access
- Two bedrooms
- Shower room with walk-in shower
- · Laminate flooring throughout

Tenure: EPC Rating: Exempt

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.

£120,000









Please note the marker reflects the postcode not the actual property

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Property Ref: SCT111481 - 0002 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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