



- 42' x 14' HOLIDAY HOME
- CASH PURCHASE ONLY
- 11 MONTHS OCCUPATION
- TWO DOUBLE BEDROOMS

Essex Road, Hoddesdon, Herts, EN11 0AS

42' x 14' HOLIDAY HOME on the popular Dobbs Weir caravan park. 11 MONTHS of the year occupation only. Two double bedrooms, Two bathrooms. CASH PURCHASE ONLY

PRICE : £99,995 (LICENSE ASSIGNED BY LEE VALLEY REGIONAL PARK AUTHORITY)



## Property Description

42' x 14' ABI Beaumont holiday park home constructed approximately 2018 and presented to a high specification internally. The unit is set on a 'Gold plot' enjoying a cul-de-sac position with on plot parking for one car .

The accommodation has a modern atmosphere with open plan living area/kitchen area. The kitchen is fitted with an attractive range of wall and base units and space for a table and chairs. Integrated appliances in the kitchen include dishwasher, washing machine, fridge freezer and microwave. The lounge area is a large bright space with floor to ceiling picture windows to the front aspect with French doors opening onto a personal sun deck.

There are two bedrooms with the master bedroom boasting an en-suite dressing rooms with fitted cupboards and a full bathroom with white suite. There is an extensive range of fitted wardrobes cupboards and complementing drawer units and a bespoke padded headboard adding to the aesthetics of the room.

The second room is a good size double and this is supported by an independent shower room with WC and wash hand basin.

The unit is built to a fully residential specification with full double glazing, LPG gas central heating and mains plumbing.





Dobbs Weir Caravan Park is a picturesque well regarded development and offers local riverside walks and the popular Fish and Eels pub is just outside the development. Broxbourne BR station is within a short drive and the comprehensive shopping facilities of Hoddesdon town are close by. The units are well spaced and the on-site facilities include a convenience and camping store.

Interested parties must note that the site is only open from 1st March to the 31st January annually and therefore you can not live on site during February. There is no age restriction on site and dogs (maximum of 2) are welcome on site.



#### **ACCOMMODATION IN GENERAL COMPRISES**

##### **LOUNGE/KITCHEN**

20' 10" x 13' 7" (6.35m x 4.14m)

##### **INNER HALL**

8' 00" x 2' 6" (2.44m x 0.76m)

##### **BEDROOM ONE**

13' 6" x 8' 3" (4.11m x 2.51m)

##### **DRESSING ROOM**

6' 6" x 4' 2 Max" (1.98m x 1.27m)

##### **EN SUITE BATHROOM**

5' 9" x 6' 10" (1.75m x 2.08m)

##### **BEDROOM TWO**

9' 3" x 7' 5" (2.82m x 2.26m)

##### **SHOWER ROOM**

7' 11" x 7' 5" (2.41m x 2.26m)

##### **EXTERIOR**

##### **PERSONAL SUN DECK**

##### **ON PLOT PARKING**





#### CHARGES

Ground rent £5412 per annum - includes water supply and waste water .

Electric is supplied by the site but billed to each unit individually by meter

Gas - LPG gas

Council Tax - Exempt

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements