



PARK HOME

Mobile Home

PARKLANDS, HAMPTON, EVESHAM, WR11 2QJ

Realistic Offers Considered
£99,950

FEATURES

- ** SSTC ** Realistic Offers Welcome
- Two Bedrooms
- Large Sitting Room
- New Wren Kitchen
- Off Road Parking
- Porch/Utility Area
- No Pets Allowed On Site
- For Over 50's Only
- Council Tax Band - A
- Energy Performance Certificate - Exempt.



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2 Bedroom Mobile Home located in Evesham

Dining Room

9'7" x 7'9"

Obscure double glazed door to side aspect, double glazed window to side aspect, single panel radiator, wood effect flooring, leads to Inner Hall, Kitchen and opens to Sitting Room.

Sitting Room

19'2" x 11'4"

Two double glazed bay windows to front aspect, double glazed window to side aspect, TV point, telephone point, fitted carpet, two single panel radiators, and electric feature fire.

Kitchen/Breakfast

9'2" x 10'8"

Double glazed window to side aspect, double glazed door to side aspect, wood effect flooring, NEW wren kitchen with a range of wall and base units with work surface over, one and a half bowl sink with drainer and mixer taps. Built in gas hob, built in electric oven & microwave. Built in fridge/freezer, space for dishwasher and leads to Porch/Utility Area.

Porch/Utility Area

3'1" x 6'1"

Double glazed door to rear aspect, double glazed window to side aspect, space and plumbing for washing machine and tumble dryer.

Inner Hall

2'9" x 7'6"

Wood effect flooring. Leads to Shower Room & Bedrooms.

Master Bedroom

9'4" x 12'7"

Double glazed window to rear aspect, double glazed window to side aspect, fitted double wardrobes, single panel radiator and fitted carpet.

Bedroom Two

9'3" x 10'2"

Double glazed window to rear aspect, fitted double wardrobes, single panel radiator and wood effect flooring.

Shower Room

6'5" x 5'5"

Obscure double glazed window to side aspect, single panel radiator, three piece white suite comprising of dual flush W/C, wash hand basin with splashback in vanity unit and separate shower cubicle.

Rear Aspect

Artificial laid to lawn, patio area, side access, cold water tap, outside power point, two sheds and a greenhouse.

Front Aspect

Courtesy lighting, gravelled area for pots, storage access under the park home and off road parking for one vehicle.

Tenure Leasehold

We understand the property is for sale 'Leasehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

There is a ground rent payable on this property which is £192.16 on the 1st of every month.

Anti Money Laundering

We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the purchase of this or any other property two forms of identification will be required. Further information is available from our office.

Council Tax Band

Currently tax band 'A' this is subject to change during the conveyance if the property has been extended since 1st April 1991

NB

Whilst we endeavour to make our sale's details accurate, if at any point there is anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some distance to view the property. These particulars are not to form part of the sale contract and may be subject to errors and/or omissions. The agents did not verify the property's structural integrity, ownership, tenure, acreage, planning/building regulations, status, square footage or the availability/operation of services and/or appliances. The property is sold subject to any rights-of-way, public footpaths, wayleaves, covenants and any other issues or planning/building regulation matters which may affect the legal title. Prospective purchasers must satisfy themselves as to the particulars correctness and should seek legal validation of all matters prior to expressing any formal intent to purchase. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale contract. No person in this firm's employment has the authority to make or give any representation or warranty in any respect



Call us on

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Council Tax Band - A

Ground Floor



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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 are 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 are advised to recheck the measurements.

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