

Mill House Park Newcastle Avenue, Worksop S80 1NP

welcome to

Mill House Park Newcastle Avenue, Worksop

TWO bedroom, TWO bathroom DETACHED PARK HOME. Set within the desirable fully residential Mill House Park development for over 50's just off Newcastle Avenue. This beautifully presented park home offers stylish and low maintenance living in a convenient location

Mill House Park, Worksop

Lounge

19' 6" x 10' 6" (5.94m x 3.20m)

Side facing double glazed window, front facing double glazed window and two central heating radiators.

Dining Room

10' 4" x 8' 4" (3.15m x 2.54m)

Front facing double glazed window and a central heating radiator.

Kitchen

10' 8" x 8' 4" (3.25m x 2.54m)

Fitted with a range of wall and base units with worksurfaces over incorporating a sink and drainer, an integrated oven and hob, two central heating radiator.

Utility

8' 4" x 6' 2" (2.54m x 1.88m)

With a boiler cupboard, plumbing for a washing machine and external double glazed door.

Study

6' 4" x 4' 8" (1.93m x 1.42m)

With a side facing double glazed window and a central heating radiator.

Bedroom One.

9' 4" x 9' 2" (2.84m x 2.79m)

Double bedroom with a walk in wardrobe, central heating radiator, side facing double glazed window and access to the en-suite.





En-Suite

Fitted with a range of wall and base units with worksurfaces over incorporating a shower, WC, wash hand basin, central heating radiator and a rear facing double glazed window.

Bedroom Two

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

Double bedroom with built in wardrobes, a side facing double glazed window, a central heating radiator and patio doors.

Bathroom

Wash hand basin, WC, a central heating radiator and a side facing double glazed window.

Exterior

Driveway providing off street parking and lawned area to rear.

Agents Notes

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner – when buying a home.). Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

£191.42 site and ground fee



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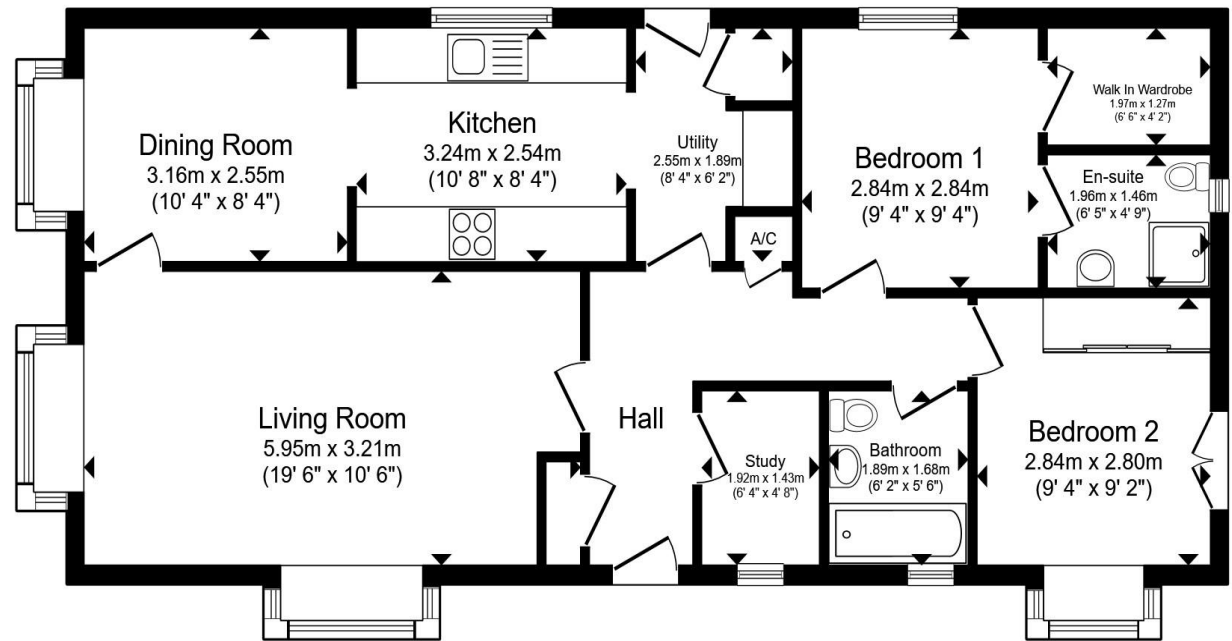
Mill House Park Newcastle Avenue, Worksop

- Two bedroom detached park home
- Beautifully presented throughout
- Ensuite to the master bedroom
- Landscaped garden
- Fully residential site for over 50's

Tenure: EPC Rating: Exempt
Council Tax Band: A

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.

£180,000



Total floor area 82.6 m² (889 sq.ft.) approx

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.propertybox.io


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Property Ref:
WKS115565 - 0003

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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