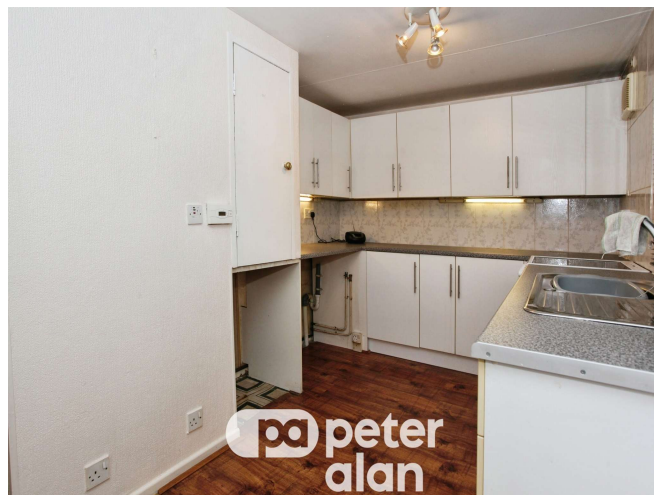




## Lighthouse Park, offers over £100,000

- Chain Free
- Two spacious bedrooms
- over 55s only
- Cash only
- Tranquil, green surroundings
- Council tax band A
- EPC Rating: Exempt





## About the property

This lovely park home, currently listed for sale is in good condition. The property benefits from a welcoming reception room, ideal for entertaining and relaxing. The space is light and airy, thanks to the presence of large, expansive windows that lend a sense of additional roominess.

This property boasts two double bedrooms; a well-equipped kitchen, perfect for hosting friends and family. There is a practical shower room that completes the living accommodation - all designed for functional, comfortable living.

One of the unique features of this property is the private outside garden space. This can provide not only a peaceful oasis for relaxation but also an ideal setting for al-fresco dining or entertaining amidst green beauty.

The property is nestled in an area that is abundant with green spaces and walking routes, offering plenty of opportunities to enjoy the outdoors and maintain a healthy lifestyle. It is ideally suited for the over 55's, who will appreciate the tranquillity and convenience of the location, coupled with the ease of living offered by the property itself.

With a council tax band of A, this is an excellent opportunity to secure an affordable, well-presented home in a highly desirable location. A property such as this is a rarity on the local market, so early viewing is highly recommended.



## Accommodation

### Living Room

16' 9" x 10' 10" ( 5.11m x 3.30m )

### Kitchen

16' 9" x 8' 6" ( 5.11m x 2.59m )

### Bedroom 1

9' 10" x 9' 6" ( 3.00m x 2.90m )

### Bedroom 2

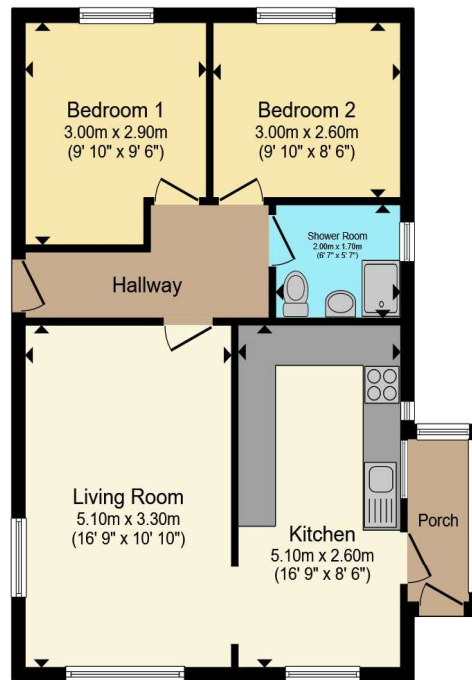
9' 10" x 8' 6" ( 3.00m x 2.59m )

### Shower Room

01633 221892

newport@peteralan.co.uk

## Floorplan



Total floor area 60.3 m<sup>2</sup> (649 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](http://www.propertybox.io)



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

