

CASTLE ESTATES

1982

A TWO BEDROOMED PARK HOME IN NEED OF MODERNISATION STANDING ON A GOOD SIZED PLOT SITUATED IN A POPULAR DEVELOPMENT

**** FOR PERSONS OVER 55 ONLY ****



**27, SPRINGFIELD PARK WYKIN ROAD
HINCKLEY LE10 0JA**

Realistic Offers Considered £60,000

- Lounge To Front
- Laundry Room
- Two Bedrooms
- Ample Parking
- FOR PERSONS OVER 55 ONLY & NO CHAIN
- Kitchen
- Inner Hall
- Bathroom
- Good Sized Lawned Garden
- IN NEED OF MODERNISATION



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**** NO CHAIN - FOR PERSONS OVER 55 ONLY **** This park home stands on a good sized plot with designated parking space.

The accommodation whilst in need of modernisation enjoys lounge, kitchen, laundry room, two bedrooms and shower room.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band A

The property is leasehold with 999 years remaining and £206.66 per month management fee. Subject to eligibility and status there is possibility for rent rebates.

For persons over 55 and cash purchasers only.

Please refer to the GOV.UK Mobile Homes act 2013 for any further information with regards to purchasing a park home.

LOUNGE

16 x 9'8 (4.88m x 2.95m)

having upvc double glazed entrance door, two upvc double glazed windows and central heating radiator.





KITCHEN

9'8 x 7'6 (2.95m x 2.29m)

having base units, drawers and wall cupboards, inset sink with mixer tap, space for fridge, space for cooker, central heating radiator and two upvc double glazed windows.





LAUNDRY ROOM

8'11 x 3'8 (2.72m x 1.12m)
having upvc double glazed door.



INNER HALL



SHOWER ROOM

6'6 x 4'5 (1.98m x 1.35m)

having shower cubicle, low level w.c., pedestal wash hand basin, central heating radiator and upvc double glazed window with obscure glass.



BEDROOM ONE

9'9 x 8 (2.97m x 2.44m)

having central heating radiator and upvc double glazed window.



BEDROOM TWO

8'1 x 6'6 (2.46m x 1.98m)

having central heating radiator and upvc double glazed window.



OUTSIDE

There is a designated parking space. Patio and sizeable lawned gardens.





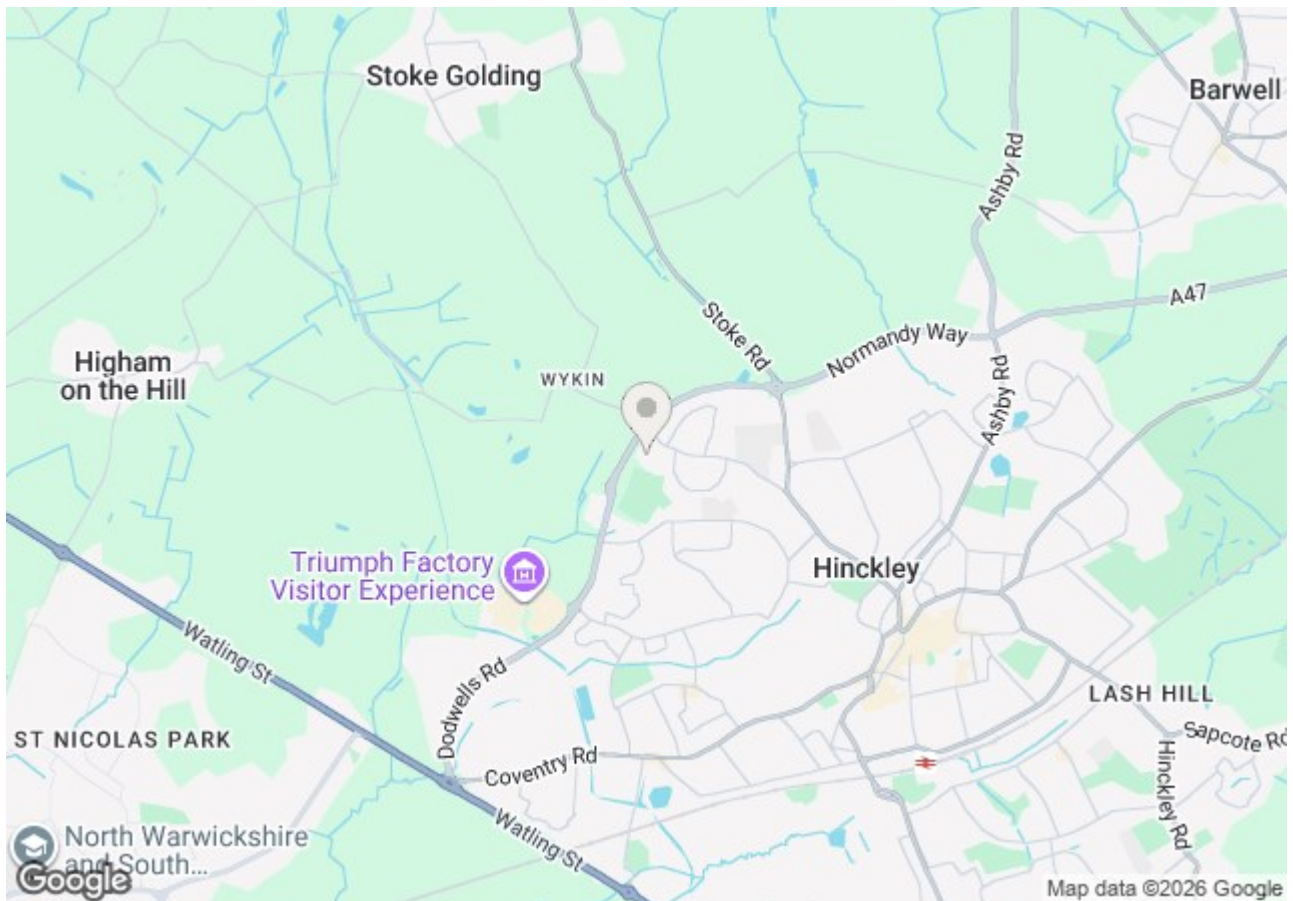


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Approximate total area⁽¹⁾
458 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm
