



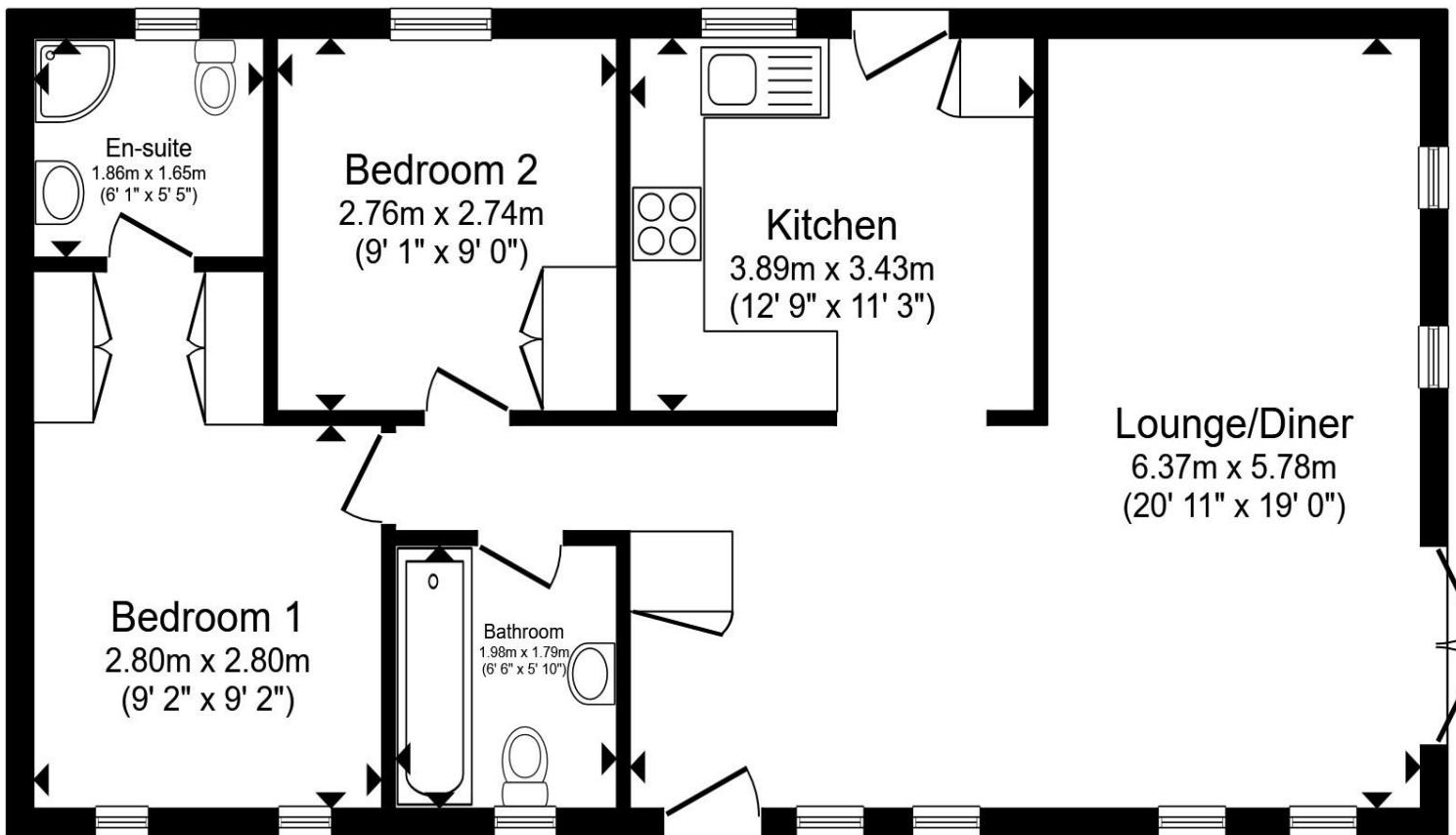
Oakdale Place A47, Elm WISBECH PE14 0EN

Welcome to

Oakdale Place A47, Elm WISBECH

Located on Oakdale Place, just off the A47 in Elm, Wisbech, this attractive two bedroom park home is only a few years old and offers stylish, well-planned accommodation throughout. Inside, the home features a comfortable lounge, a dedicated dining area, and a modern fitted kitchen, creating a practical and sociable living space. The accommodation continues with two double bedrooms, including a spacious master bedroom which benefits from its own en-suite shower room and a walk-in wardrobe. A separate family bathroom serves the remainder of the home. Externally, the property enjoys gardens to both sides, providing pleasant outdoor space that is easy to maintain. There are also two allocated parking spaces, offering convenient off-road parking. There is also a large Keter storage shed. This well-kept park home is ideal for buyers looking for a modern, low-maintenance property in a popular and accessible location. Early viewing is recommended to appreciate everything this home has to offer.





Total floor area 64.6 m² (695 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

Lounge / Diner

Kitchen

Bedroom One

En-Suite

Bedroom Two

Bathroom

Agents Note:

'Heating to the property is served by Gas Bottle. Please contact the branch for more details'

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 other 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 Owner's commission. Intending Purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

'Due to the listed building status the property has been deemed exempt from EPC regulations'

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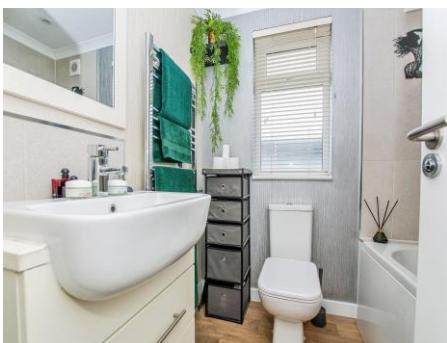
- Modern two bedroom park home - OVER 50's
- Master bedroom with en-suite and walk-in wardrobe
- Family bathroom
- Lounge, dining area and modern kitchen
- Gardens to both sides of the home
- Two allocated parking spaces - CCTV ON SITE
- Convenient A47 location near Wisbech
- ground rent which is currently £277.14 per month

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.

£170,000



view this property online williamhbrown.co.uk/Property/WSB128192

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.



Property Ref:
WSB128192 - 0004

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