



Rookery Drove, Beck Row IP28 8GG

welcome to

Rookery Drove, Beck Row

A well presented fully furnished park home located towards the outskirts of the village of Beck Row offering two bedrooms, living room to front aspect, modern shower room and driveway - viewing highly recommended.

Entrance Hall

With radiator and doors to:

Kitchen/Diner

With a fitted range of base units and drawers with work surface over to one side, matching wall units, full height units to one wall, inset stainless steel sink with mixer tap over, built in under oven with gas hob and extractor over, integrated fridge/freezer, radiator, double glazed windows to side aspects and opening to:

Living Room

With radiator, feature fireplace, dual aspect double glazed windows to front and side, door to side.

Bedroom One

With radiator, range of fitted wardrobes and double glazed window to side aspect.

Bedroom Two

With radiator, fitted single wardrobe and double glazed window to side aspect.





Shower Room

Fitted with a modern suite comprising large shower enclosure, low level w.c, pedestal wash hand basin with mixer tap over, radiator, extractor and double glazed window to side.

Outside

To the outside of the property there is a wrap around garden with a patio area. To the side of the property is a driveway providing off road parking.

Agents Notes:

1. Agents Note; 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)
2. We have been advised there is a monthly site fee of £262.
3. Heating to the property is LPG. Please contact the branch for further information.



view this property online williamhbrown.co.uk/Property/MDH108892



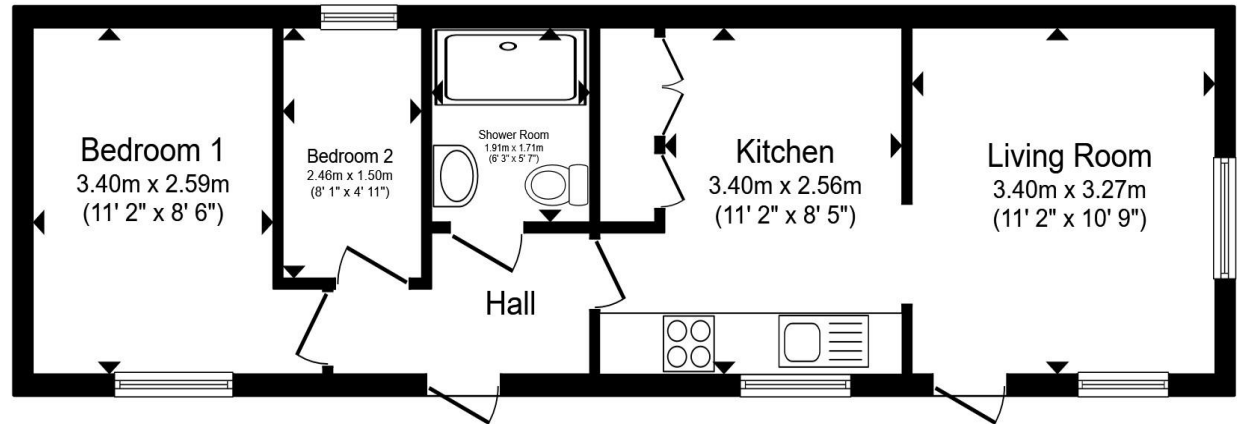
welcome to

Rookery Drove, Beck Row

- Well Presented Park Home
- Two Bedrooms
- Modern Shower Room
- Kitchen/Diner
- Living Room To Front Aspect

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: A

offers in excess of
£90,000



Total floor area 43.3 m² (466 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



view this property online williamhbrown.co.uk/Property/MDH108892



Property Ref:
MDH108892 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01638 713274



Mildenhall@williamhbrown.co.uk



17 High Street, Mildenhall, BURY ST.
EDMUNDS, Suffolk, IP28 7EQ



williamhbrown.co.uk