



FOR SALE

**The Salisbury, The Oaks Holiday Park, Chapel Road,
Bucklesham, Suffolk, IP10 0BT**

Asking Price £77,495



- Willerby Salisbury
- Gas Central Heating System
- 25 Year lease
- Two Bedrooms
- Stunning Holiday Park
- Integrated Appliances In The Kitchen
- Fully Fenced Garden With Gated Access
- Decking And Skirting
- Three Seater And Two Seater Sofa
- Dining Area

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

From the moment you step through the door, you will feel right at home in the Salisbury. Combining textured fabrics, neutral colours and sophisticated design features, this holiday home is a classic cosy space in which you can relax and unwind. With feature pendant lighting and panelling, plenty of storage and carefully selected fabrics and materials used throughout, this home gives you a luxurious feel.

Enjoy the warmth and convenience of gas central heating. The Grey UPVC double glazed windows and doors not only enhance the aesthetic appeal but also contribute to energy efficiency.

All windows and exterior doors upgraded to LOW-E Argon. LOW-E is a special coating on the glass and Argon is a denser gas than air. The combination provides excellent insulation properties.

The thickness of all exterior walls increased by 100%.

Upgraded the insulation material used in the walls, roof and floors.

A holiday home with the Willerby Green Standard will keep you warmer for less in winter and help you to stay cool in summer. It's a great way to keep your energy bills down in a turbulent energy market, thus helping you to reduce your carbon footprint and do your bit in the fight against climate change.

Description

Lounge

- Two seater sofa
- Three seater sofa with fold out sofa bed
- Media unit with TV point
- Mirror
- Coffee Table

Dining Area

- Freestanding dining table and chairs

Kitchen

- Shaker style kitchen
- Integrated microwave
- Integrated fridge-freezer
- Integrated Dish washer
- Gas oven/grill with four burner hob and glass splash back
- Integrated extractor fan
- Under cabinet and plinth lighting

Main Bedroom

- King size bed with upholstered headboard and lift up storage system
- Wardrobe
- Bedside cabinets
- Mirrored dressing table area and cube stool
- TV point
- Ensuite WC

Twin Bedroom

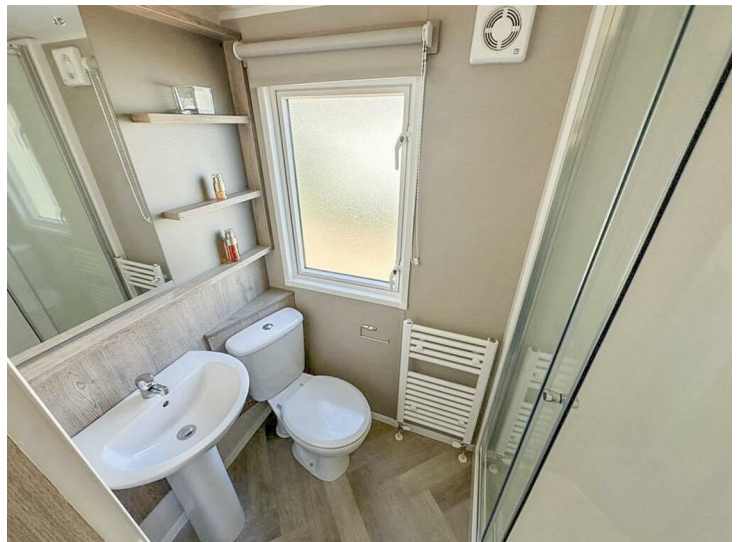
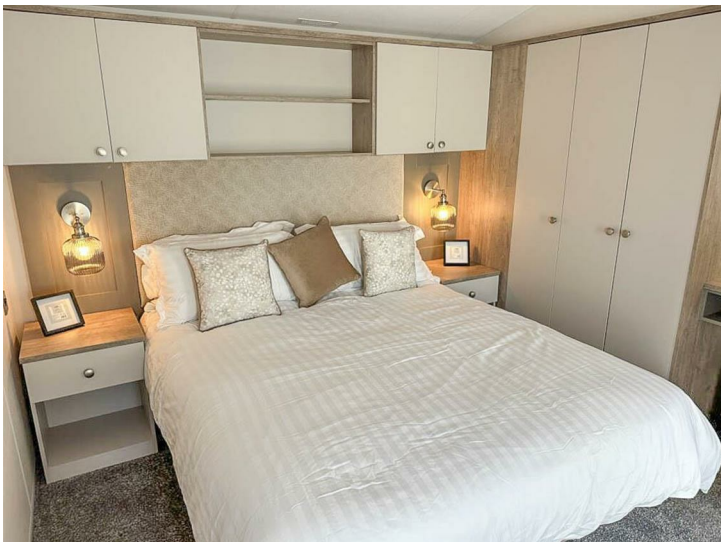
- Single beds with headboards
- Bedside cabinet
- Wardrobe
- TV point

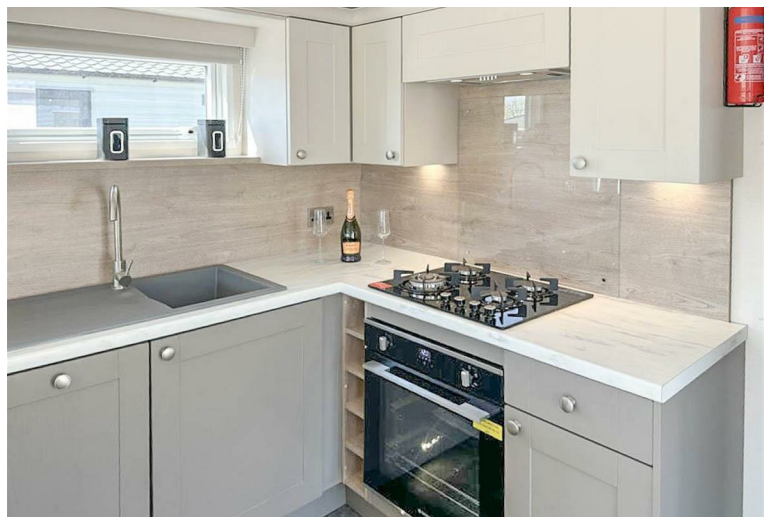
Family Shower Room

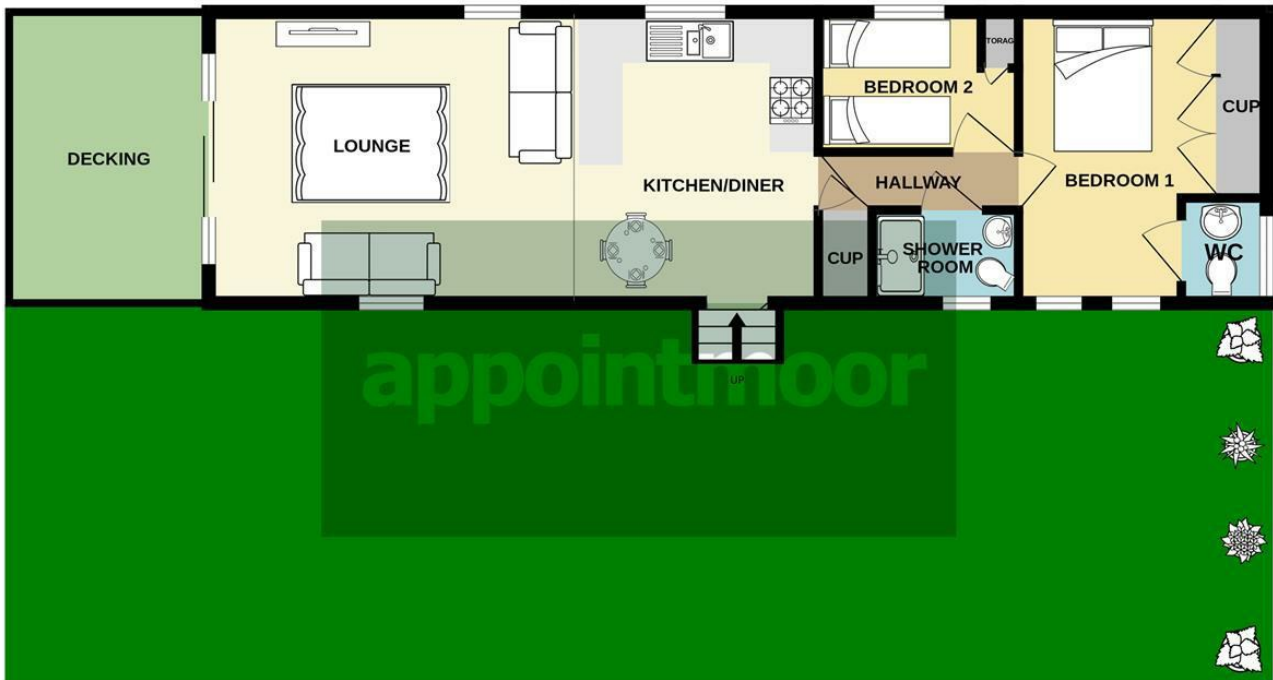
- Shower enclosure with thermostatically controlled shower
- Dual flush WC
- Wash basin

INCLUDED IN THE PRICE

- FRONT DECK
- SIDE STEPS AND PATH TO STEPS
- FULL LODGE SKIRTING
- FULLY FENCED GARDEN WITH ENTRANCE GATE
- ASTRO TURFED LAWN
- PATH
- GARDEN TAP
- CONCRETE BASE
- 2 X 47KG GAS BOTTLES & CHANGE OVER KIT
- GAS TEST WITH CERTIFICATE
- PARK OPENS 50 WEEKS, 1st MARCH - 15th FEBRUARY











Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AGENTS NOTES: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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