



Hardwick Road, King's Lynn, PE30 4HU

welcome to

Hardwick Road, King's Lynn

* Over 55s*This beautifully presented Park Home comprises of an open plan kitchen/lounge/diner, two bedrooms and a shower room. Outside, you will find off road parking and a veranda seating area.



Double Glazed Entrance Door: -

Open Plan Kitchen/Lounge/Diner

Range of wall and base units. Stainless bowl and a half sink with drainer. Raised built-in oven. Gas ring hob with extractor hood over. Integrated washing machine, dishwasher and fridge freezer. Central island with draws. Two radiators. Three double glazed windows. Double glazed sliding doors to the veranda.

Bedroom One

Fitted wardrobe. Double glazed window. Radiator.

Bedroom Two

Fitted wardrobe. Double glazed window. Radiator.

Shower Room

Wash hand basin with storage cupboard. Low level w.c. Shower cubicle. Frosted double glazed window. Radiator.

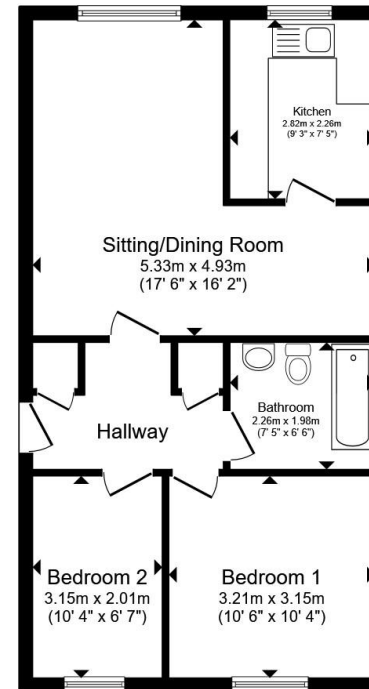
Outside

Off Road parking on the brickweave drive. Seating area on the veranda.

Agents Note

Over 55's. Ground rent £228pcm

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend using a solicitor. 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.



Floor Plan

Total floor area 54.7 m² (589 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



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Hardwick Road, King's Lynn

- Park Home
- Two Bedrooms
- Open Plan Living
- Off Road Parking
- Veranda Seating Area

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.

£135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN119799 - 0004

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.

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