





Balmoral Manor Road, Manor Park Hunstanton PE36 5AZ

william h brown

Welcome to

Balmoral Manor Road, Manor Park Hunstanton

Situated on the popular Manor Park in Hunstanton, this detached two-bedroom holiday caravan offers comfortable and well-presented accommodation together with attractive decking to the front and side. The accommodation comprises an open-plan kitchen/lounge providing a sociable central living space, a shower room and two bedrooms. Bedroom one benefits from a built-in wardrobe and useful dressing area, while bedroom two provides further sleeping accommodation. The extensive decking creates an excellent area for outdoor seating, relaxing and enjoying the park surroundings. Skirting at front and both sides. A well-positioned coastal retreat, ideal for those looking for a convenient base from which to enjoy Hunstanton and the surrounding North Norfolk coastline.













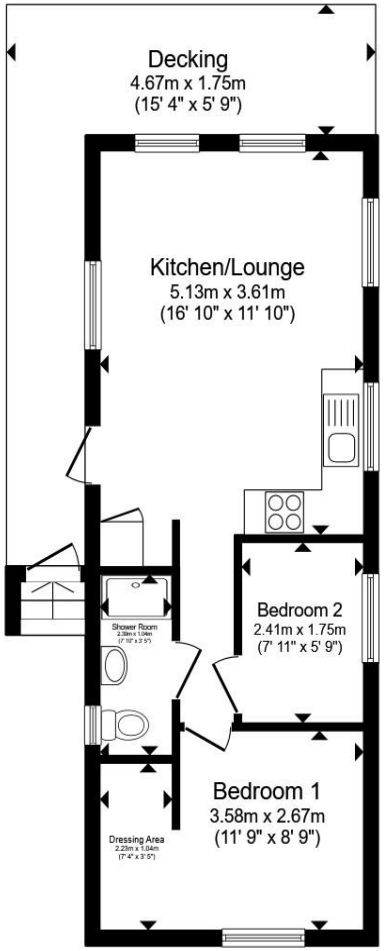

Total floor area 40.0 m² (430 sq.ft.) approx

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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Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Kitchen / Lounge
Bedroom One
Bedroom Two
Shower Room
Outside
Decking Area

Agents Note:

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase 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. Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

Agents Note:

'Heating to the property is served by Liquid Propane Gas. Please contact the branch for more details'.
'Restrictions - Can not run a business / Can not keep boats, caravans or mobile homes on site.

Welcome to

Balmoral Manor Road, Manor Park Hunstanton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached two-bedroom holiday caravan
- Popular Manor Park location
- Situated in Hunstanton
- Decking to front and side
- Open-plan kitchen/lounge
- Shower room
- Bedroom one with built-in wardrobe and dressing area
- Ideal coastal holiday retreat

Tenure: EPC Rating: Exempt / Council Tax Band: C

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.

guide price

£15,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN107280

The Property Ombudsman

Property Ref:
HUN107280 - 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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