



Plumtree Mobile Home Park, Marham, King's Lynn, PE33 9JH


**william
h brown**

welcome to

Plumtree Mobile Home Park, Marham, King's Lynn

Chain free! A well-maintained, two bedroom park home occupying a well-established plot within the popular village of Marham. Boasting features such as an open plan lounge/diner, utility room & en suite shower room, plus 2 off-road parking spaces & generous garden, this is must be seen!



Accommodation:

Entrance Hall

Radiator. Storage cupboard. Loft access.

Lounge / Diner

19' 6" x 15' 1" (5.94m x 4.60m)

Double-glazed window to the rear & two double-glazed windows to the side. Feature fireplace. Double-glazed French doors to the rear leading to the rear garden.

Kitchen

9' 6" x 9' 3" (2.90m x 2.82m)

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl composite sink & drainer unit, a built-in electric oven & a gas hob with cooker hood over. There is also a washing machine & fridge. Radiator. Double-glazed window to the side.

Utility Room

7' x 5' 3" (2.13m x 1.60m)

Space & plumbing for a washing machine. Storage cupboard. Radiator.

Bedroom One

9' 10" x 9' 6" (3.00m x 2.90m)

Double-glazed window to the front. Radiator. Walk-in wardrobe.

En Suite

Fitted with WC, wash hand basin & shower cubicle. Heated towel rail. Double-glazed window to the front.

Bedroom Two

11' 8" x 9' 5" (3.56m x 2.87m)

Double-glazed window to the front. Radiator. Built-in wardrobes.

Bathroom

Fitted with WC, wash hand basin & bath. Radiator.

Double-glazed window to the front.

Outside

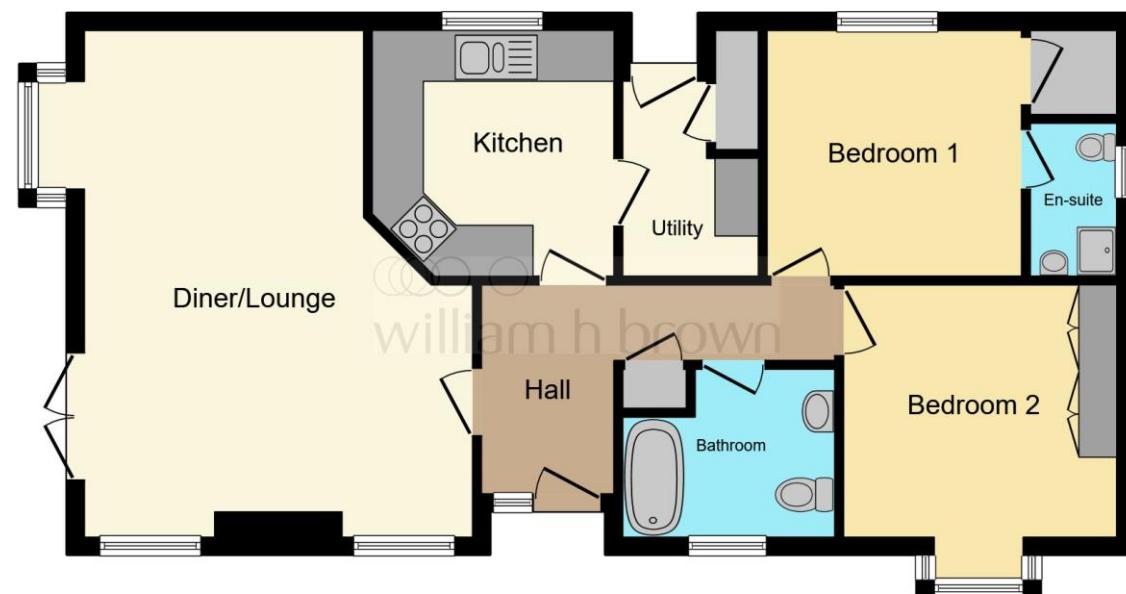
The property sits on a beautifully maintained & well-established plot, with a gravelled driveway providing off-road parking for 2 cars. To the rear, the garden is mainly laid to lawn, alongside a generous patio area, a variety of plants, shrubs & hedges, various young trees & a raised decking area from which you can enjoy views over the garden.

Agent's Note

Heating to the property is served by gas . Please contact the branch for more information if required.

The sellers advise that they pay £ 215.01 per month towards pitch fees.

There are a number of obligations on both sellers and buyers when completing the purchase. We recommend using a solicitor. Sites often have requirements specific to the purchase 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 use.



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.focalagent.com



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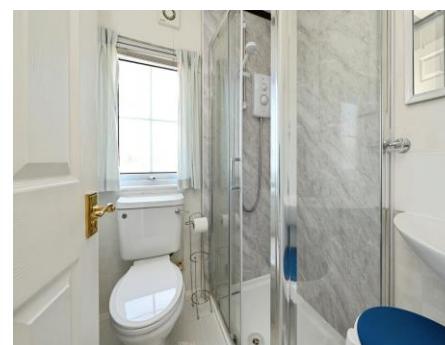
- Two bedroom park home
- Well-established plot
- 2 off-road parking spaces
- Utility room
- En suite shower room

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.

£120,000

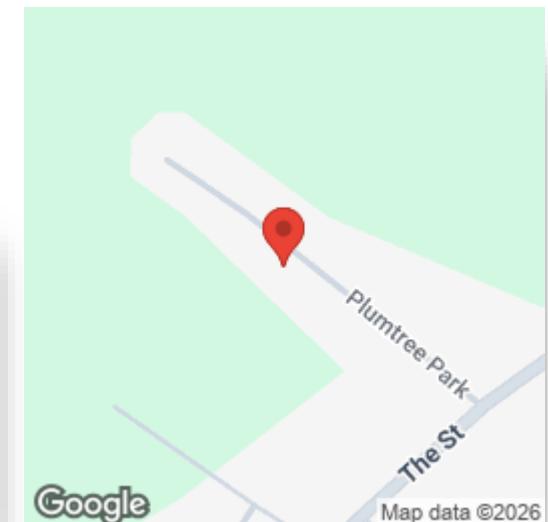


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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute 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:
DHM112465 - 0005



Please note the marker reflects the postcode not the actual property

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