

for sale

offers in excess of **£100,000**



Templeton Park Bakers Lane West Hanningfield Chelmsford CM2 8LG

Connells are pleased to offer this well-presented two-bedroom park home, set within a sought-after over-50s residential park, just 5 miles from Chelmsford City Centre with easy access to the A12.

The property features a fitted kitchen/diner, a bright living room and **2 double bedrooms**

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- Energy Rating: Exempt
- Park Home
- Two Bedrooms
- Over 50's
- Within 5 Miles From Chelmsford City Centre

Property Details

- Lounge** 17' 1" x 11' 3" (5.21m x 3.43m)
- Kitchen/Diner** 17' 2" x 8' 5" (5.23m x 2.57m)
- Bedroom 1** 13' 10" x 9' 8" (4.22m x 2.95m)
- Bedroom 2** 9' 8" x 8' 6" (2.95m x 2.59m)
- Shower Room** 6' 7" x 5' 2" (2.01m x 1.57m)



Total floor area 58.7 m² (632 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](#)



To view this property please contact Connells on

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CHELMSFORD CM1 1EH

Property Ref: CHL309259 - 0004

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.

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.
Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.