



Ashdale Park

Brandon, IP27

Guide price £70,000

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Description

Guide Price £70,000 - £75,000. This detached park home is available to over 55's and conveniently located in a popular residential park home site, in close proximity to Brandon town centre and it's amenities.

The property includes a welcoming entrance hall, plus a lounge with dual aspect windows and French doors, allowing natural light to flood into the living space. There is also a fully fitted kitchen/ dining room which offers a range of wall and base level units, sink and drainer unit, integrated cooker with a gas hob and extractor hood fitted over and a cupboard housing the gas boiler. This property is served by domestic LPG heating supplied by bottled Calor gas.

There are also two well proportioned bedrooms, including two, double built in wardrobes to the primary bedroom, and a family bathroom comprising W.C, wash hand basin plus bath with shower over.

Outside, the property enjoys an impressive wrap-around garden which is predominantly laid to lawn, in addition to one allocated parking space.

Measurements

Lounge - 11'6" x 9'5"

Kitchen/ Dining Room - 11'7" max x 10'7" max

Bedroom - 9'11" x 7'5"

Bedroom - 8'8" x 5'10"

Bathroom - 6'6" x 5'7"

Anti-money Laundering (AML) and Identification

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers.

We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Agents Note

The site fee is approx £206.39pcm. There are no other regular payments, apart from Council Tax, water is metered and paid to the park owner, electricity is metered, and Calor Gas bottles must be ordered as required.

Council Tax Band - West Suffolk, A.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

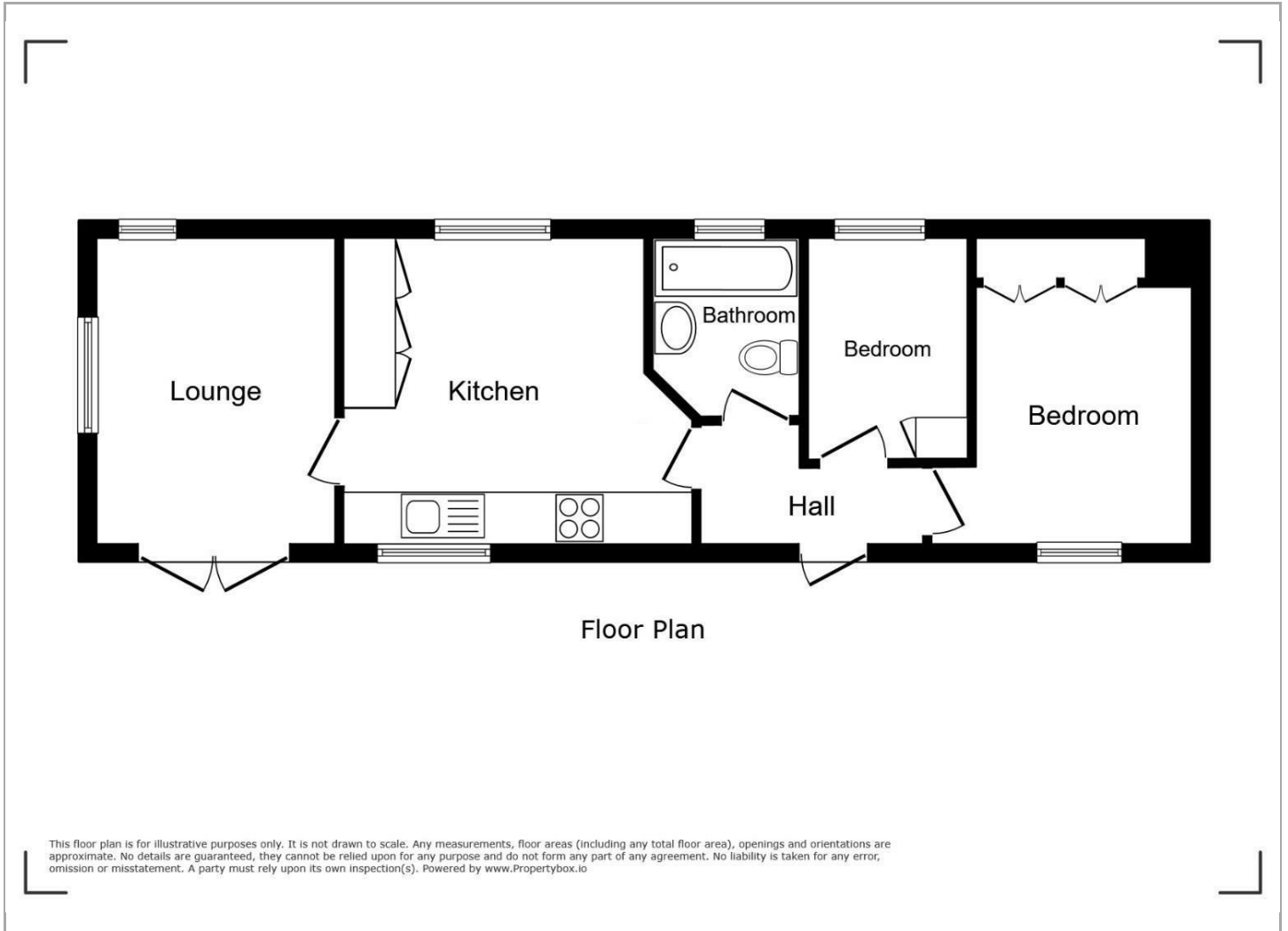
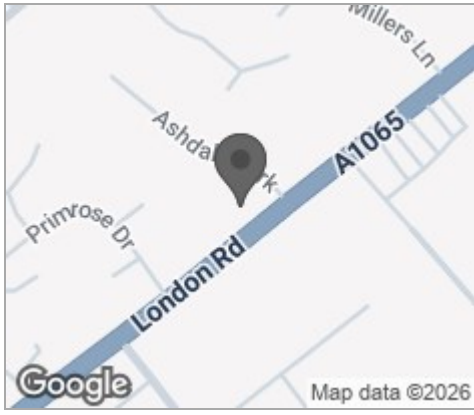
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

Tel: 01842 818282

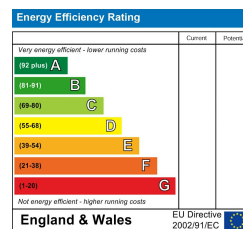
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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