





St. Oswalds Park,Dunham-On-Trent Newark NG22 0UB

william h brown

welcome to

St. Oswalds Park, Dunham-On-Trent Newark

Beautifully maintained one bedroom park home positioned on a lovely over 50's park home site in the delightful semi-rural village of Dunham-On-Trent. The village is ideally situated between the historic towns of Newark and Retford and the vibrant city of Lincoln. Viewing recommended.













Side Entrance Lobby
Central heating radiator and double glazed window.

Lounge Dining Kitchen
Open plan living and kitchen area fitted with a range of cream wall and base units, complementary work surfaces and stainless steel sink and drainer unit. Integrated appliances including electric oven and gas hob. Part complementary flooring and part carpeted. Two central heating radiators and two double glazed windows.

Utility Area
Space for appliances including washing machine, dryer and dishwasher with complementary flooring and double glazed patio doors.

Inner Lobby
Bedroom One
Neutral decor, complementary flooring and double glazed window.

Bathroom
Fitted with wc, wash hand basin with unit below and walk in shower cubicle. Complementary flooring, heated towel rail, central heating radiator and double glazed window.

Front Garden
Paved area to the front of the property.

Rear Garden
Paved patio area enclosed by wall and fencing.

Side Garden
Side garden area.

Driveway
Gated driveway to the side of the property.

Metal Shed
Agent Note
LED lighting throughout
New boiler fitted in 2025
New central heating system fitted

welcome to

St. Oswalds Park, Dunham-On-Trent Newark

- One bedroom park home beautifully presented throughout
- Ready to move into as it has been fully redecorated inside and out
- Open plan living, dining and kitchen area
- Utility area with space for appliances
- Gated driveway to the side of the property

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.

£75,000







Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RFD110945

The Property Ombudsman

Property Ref:
RFD110945 - 0003

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.

william h brown

01777 704248

retford@williamhbrown.co.uk

10-12 Grove Street, RETFORD,
Nottinghamshire, DN22 6JR

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.