



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

welcome to

Plumtree Mobile Home Park, Marham, King's Lynn

No onward chain! A low-maintenance two bedroom park home sitting upon a good-sized plot within the popular village of Marham. This fantastic home offers a generous lounge/diner, modern kitchen, two bedrooms, en suite & bathroom, plus off-road parking & rear garden!



Accommodation:

Entrance Hall

Door to the side. Storage cupboard.

L-Shaped Lounge/Diner

Living Area

11' 2" x 17' 5" (3.40m x 5.31m)

Double-glazed bay window to the front. Double-glazed window to the side.

Dining Area

8' 2" x 7' (2.49m x 2.13m)

Double-glazed bay window to the front.

Kitchen

9' 3" x 14' 6" (2.82m x 4.42m)

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, a built-in electric oven & a gas hob with integrated cooker hood over. There is also space for a fridge/freezer, as well as space & plumbing for a washing machine. Double-glazed window to the side. Double-glazed door to the side.

Bedroom One

10' 7" x 9' 3" (3.23m x 2.82m)

Double-glazed window to the side. Walk-in wardrobe.

En Suite

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

Bedroom Two

10' 7" x 9' 4" (3.23m x 2.84m)

Double-glazed window to the side. Fitted wardrobes.

Bathroom

Fitted with WC, wash hand basin & walk-in shower cubicle. Double-glazed window to the side.

Outside

To the front of the property, a tarmac driveway provides off-road parking for 2 cars, with a ramp leading to the entrance door. To the rear you will find a good-sized, low-maintenance garden, mainly gravelled alongside a patio area. From here, a further ramp leads to the kitchen door.

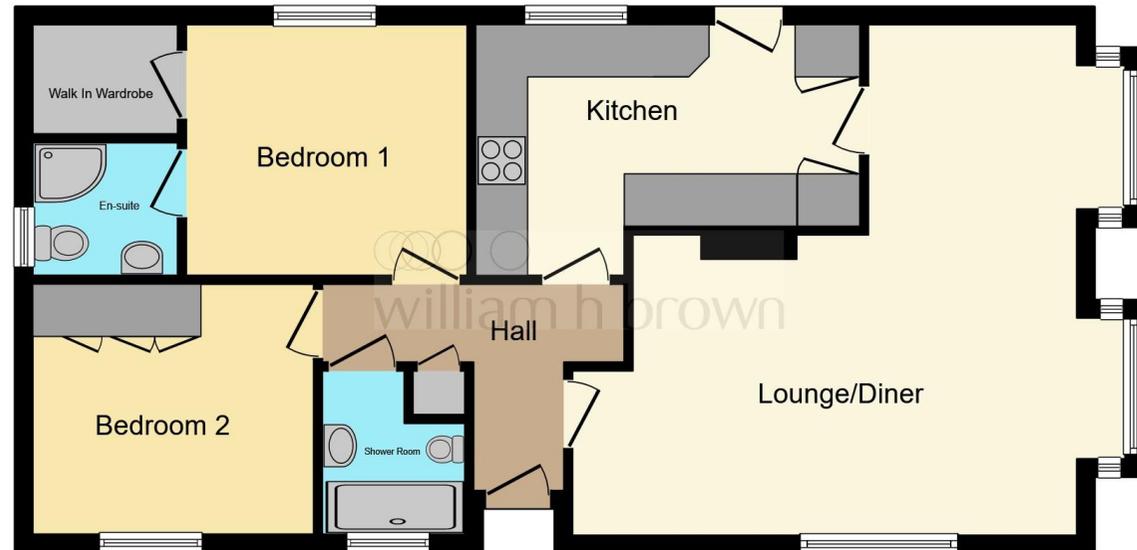
Agent's Note

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

The sellers advise that they pay £223.18 per month towards pitch fees (including utilities).

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: <https://www.gov.uk/government/collections/park-homes>



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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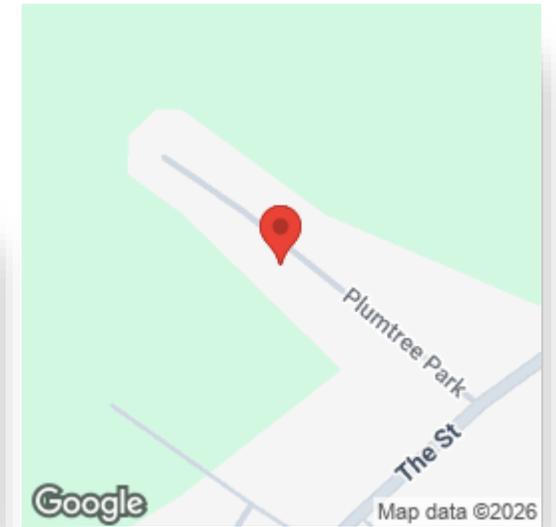
- Two bedroom park home
- Low-maintenance outside space
- 2 off-road parking spaces
- Lounge/Diner
- En suite shower room

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM112632 - 0004

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