

CLOSE TO TOWN
CENTRE



Mobile Home

PARKLANDS EVESHAM WR11 2QJ

Asking Price

£85,000

FEATURES

- Two Bedrooms
- Over 50's Only
- Council Tax band = A
- Sitting Dining Room
- No Pets on Site
- EPC Exempt



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2 Bedroom Mobile Home located in Evesham

Porch

Obscure double glazed door to the front aspect, obscure double glazed window to the side aspect and wooden door leading into the kitchen.

Kitchen

10'2" x 9'5"

Double glazed window to the front aspect, range of wall and base units with worktop over, sink, drainer, mixer tap, tiled splash back, space for a cooker, single panel radiator and space and plumbing for a washing machine.

Sitting/Dining Room

19'6" x 9'2"

Double glazed bay window to the front aspect, double glazed window to the side aspect, fitted carpet, two single panel radiators, electric feature fire, fitted furniture and double glazed double doors.

Hallway

Fitted carpet, cupboard and access to loft.

Bedroom one

7'8" x 7'7"

Double glazed window to the rear aspect, triple fitted wardrobes and single panel radiator.

Bedroom Two

9'6" x 7'8"

Double glazed window to the side aspect, double fitted wardrobes and double panel radiator.

Shower Room

Obscure double glazed window to the side aspect, suite comprising of walk in shower cubicle, dual flush w/c, wash hand basin set into a vanity unit, heated towel rail and airing cupboard housing Baxi boiler.

Front Aspect

Block paved.

Tenure Leasehold

We understand the property is for sale 'Leasehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts. Charge of £2,305 .90 ground rent per annum.

Council Tax Band

Currently tax band 'A' this is subject to change during the conveyance if the property has been extended since 1st April 1991

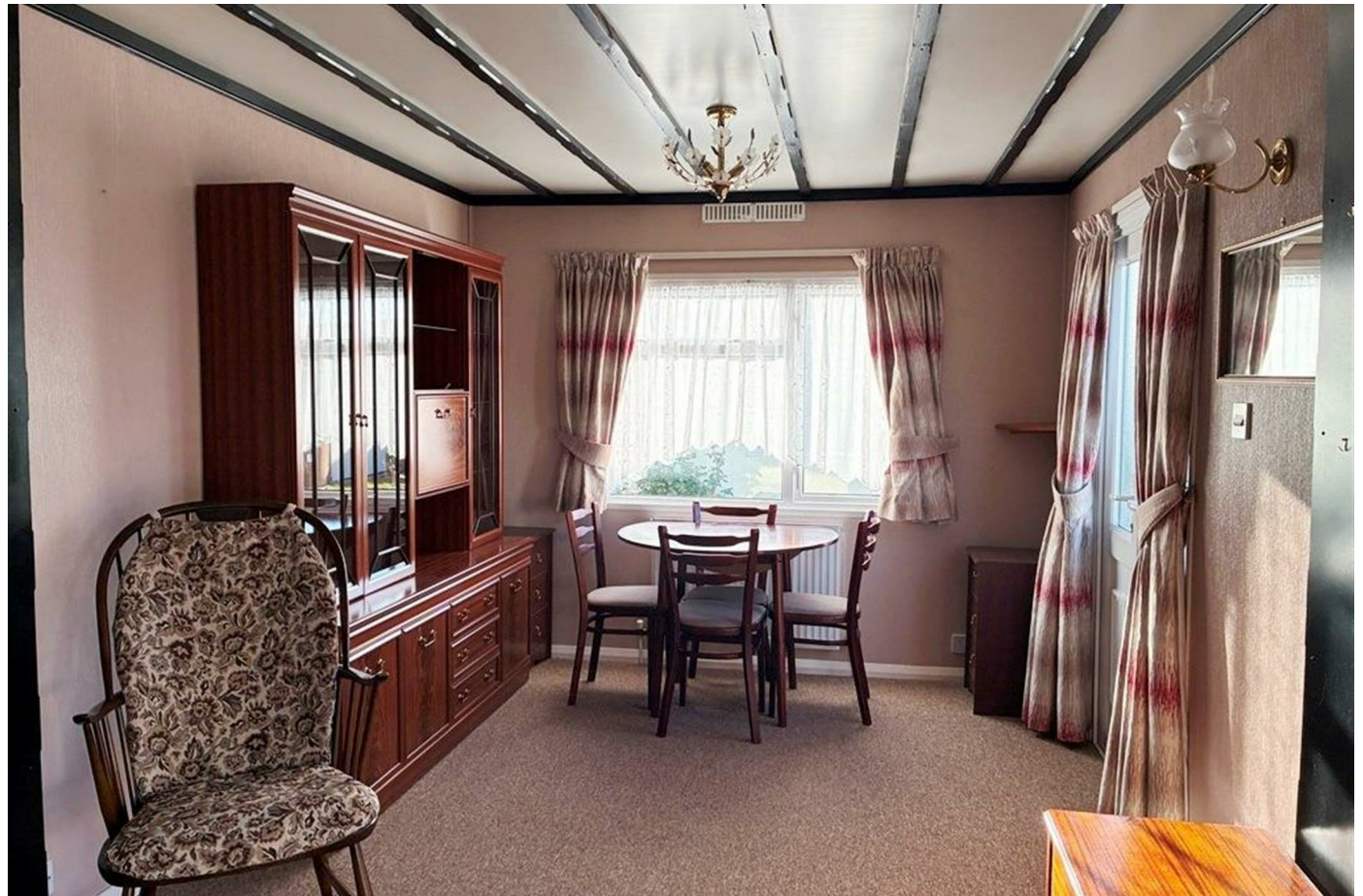
Anti Money Laundering

We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the purchase of this or any other property two forms of identification will be required. Further information is available from our office.

NB

Whilst we endeavour to make our sale's details accurate, if at any point there is anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some distance to view the property. These particulars are not to form part of the sale

contract and may be subject to errors and/or omissions. The agents did not verify the property's structural integrity, ownership, tenure, acreage, planning/building regulations, status, square footage or the availability/operation of services and/or appliances. The property is sold subject to any rights-of-way, public footpaths, wayleaves, covenants and any other issues or planning/building regulation matters which may affect the legal title. Prospective purchasers must satisfy themselves as to the particulars correctness and should seek legal validation of all matters prior to expressing any formal intent to purchase. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale contract. No person in this firm's employment has the authority to make or give any representation or warranty in any respect



Call us on

01386 257180

sales@avonestates.net

www.avonestates.net

Council Tax Band = A

Ground Floor



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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