

VILLAGE OF BROADWAY



Mobile Home

# PIRTON CLOSE, LEADONS PARK, BROADWAY, WR12 7NP

Asking Price  
**£303,000**

## FEATURES

- Fully Residential For 12 Months
- Ensuite Shower Room
- Jacuzzi Bath
- On Site Leisure Facilities
- Off Road Parking
- Wrap Around Garden
- Dressing Room
- Over 50's
- Two Bedrooms
- Cotswold Village Of Broadway



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# 2 Bedroom Mobile Home located in Broadway

## Kitchen/Dining/Hallway

15'2" x 19'5"

Double glazed window to front and rear aspect, double glazed door to front aspect, double panel radiator, tiled floor. range of wall and base units with work surface over. One and a half bowl sink with drainer and mixer taps. Built in ceramic hob, built in double electric oven, built in dishwasher, built in washing machine and built in fridge/freezer. Leads to Sitting Room & Hallway.

## Sitting Room

10'7" x 19'4"

Two double glazed windows to rear aspect, double glazed window to side aspect, double glazed sliding doors to side aspect, fitted carpet, two double panel radiators, electric feature fire and leads to Dining Room.

## Inner Hallway

Fitted carpet and double storage cupboard. Leads to Bathroom & Bedrooms.

## Bedroom One

9'2" x 9'4"

Double glazed window to front aspect, fitted furniture, double panel radiator, fitted carpet. Leads to Dressing Area & Ensuite.

## Dressing Area

Fitted wardrobe, fitted dressing table, fitted carpet and leads to Ensuite.

## Ensuite

Obscure double glazed window to front aspect, shower cubicle, dual flush low level WC, pedestal wash hand basin in vanity, heated towel rail and double panel radiator.

## Bedroom Two

9'4" x 8'2"

Double glazed bay window to front aspect, fitted furniture, double panel radiator and fitted carpet.

## Bathroom

Obscure double glazed window to rear aspect, three piece suite comprising of WC, wash hand basin and jacuzzi bath. Heated towel rail, tiled floor, shaver point and light.

## Rear Aspect

Enclosed garden, beds and borders, patio, side gated access, off road parking for two vehicles and a shed.

## Front Aspect

Block paved.

## 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



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Council Tax Band - A

**Energy Performance Rating - Exempt**

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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