



**Bells Park, Lynn Road, Swaffham, PE37 7BN**

**welcome to**

## **Bells Park, Lynn Road, Swaffham**

A well presented and recently refurbished 2 bedroom detached park home, located within this adult only residential caravan park, just a short stroll from Swaffham town centre. Benefiting from an open-plan lounge & kitchen, UPVC double glazed windows, low maintenance garden and off-road parking...



**Accommodation:**

UPVC part glazed external entrance door opening to:

**Entrance Porch**

Laminate wood effect flooring, timber single glazed windows to side aspect

**Entrance Hall**

radiator, doors opening to both bedrooms, the shower room and a further door opening to:

**Open-Plan Lounge / Kitchen**

19' 11" x 11' 9" ( 6.07m x 3.58m )

**Kitchen Area**

Newly installed fitted kitchen with a range of floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, washing machine and dishwasher included, solid wood flooring, fridge-freezer included, radiator, UPVC double glazed window to the side aspect, open to:

**Lounge Area**

Radiator, television and telephone points, solid wood flooring, dual aspect with UPVC double glazed window to the side aspect and UPVC double glazed bow window to the front.

**Bedroom 1**

11' 9" x 9' 4" Max ( 3.58m x 2.84m Max )

Radiator, carpet flooring, UPVC double glazed window and UPVC double glazed French doors to the rear.

**Bedroom 2**

7' 10" Max x 6' ( 2.39m Max x 1.83m )

Built-in bedroom furniture, radiator, carpet flooring, UPVC double glazed window to the side aspect.

**Shower Room**

Recently installed suite comprising low level w.c, hand wash basin with tiled splash backs and shower cubicle with electric shower over, radiator, vinyl flooring, UPVC double glazed window to the side aspect.

**Outside**

The property boasts a hard landscaped garden, with is enclosed by retained fencing and a front wall. A small seating area is located to the rear of the garden along with external secure storage. The property also benefits from a selection of plants and flowers.

**Agents Note**

This park home is subject to ground rent and service charges of approximately £120.00 per calendar month. There is also a park home site fee of 10% associated with the sale of the property. One pet is permitted per site. Further details of this can be obtained from William H Brown.

**Agents Note**

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend using a solicitor. Sites often have requirements specific to the purchase of a property 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.

**Location**

Swaffham is an historic market town, located approximately 30 miles from the Cathedral City of Norwich, 16 miles from King's Lynn, 17 miles from both Sandringham and Thetford Forest and 28 miles from the coastal town of Hunstanton. The beautiful Norfolk Broads are also only about an hour away. Swaffham boasts ample free parking within the town and has a small, social history museum, many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there are schooling facilities for all ages and sport and leisure facilities. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants. There are direct train

links to Cambridge and London Kings Cross from nearby Downham Market.

**Council Tax Band**

This property is Council Tax band A.

Please note that once a sale takes place, the Council Tax banding will be reviewed and may be subject to change.

**directions to this property:**

From the William H Brown Swaffham office, proceed along L Street in the direction of King's Lynn, which in turn becomes Lynn Road. Take the left hand turn onto Whitsands Road an Bells Park can be found immediately on the right hand side. entering the park, the property will be identified by our William H Brown "For Sale" board.



**view this property online** [williamhbrown.co.uk/Property/SFM110386](http://williamhbrown.co.uk/Property/SFM110386)



welcome to

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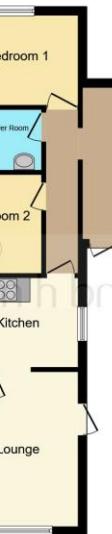
- Recently refurbished detached park home located within adult only residential caravan park
- 2 bedrooms
- Open-plan lounge & newly installed kitchen
- Recently installed shower room
- Low maintenance garden

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.

**£60,000**



william h brown

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Please note the marker reflects the postcode not the actual property



Property Ref:  
SFM110386 - 0009

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



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