



SHEPHERDS GROVE PARK

STANTON, IP31 2BN

£125,000

This two bedroom detached park home is situated on a large plot with private and secluded garden. It offers spacious accommodation with 2 bedrooms and bathroom, a large sitting room enjoys plenty of natural light and leads to the dining room and good size kitchen and utility room. Outside you will find a lovely mature garden with plenty of privacy and space which surrounds the property with a single garage and parking in front. This is a great chance to buy a park home which you can make your own.

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SHEPHERDS GROVE PARK

- Two Bedroom Detached Park Home • Residential Site For The Over 50's • Quiet & Private Garden • Gas Central Heating • Garage & Off Street Parking • Large Sitting Room • Modern Kitchen • Utility Room • Located In The Well Served Village Of Stanton • Look Closer Today With Our Virtual Tour!



Entrance Hall

Storage cupboard and radiator.

Sitting Room

Electric feature fireplace, window to side and radiator.

Kitchen

A range of wall and base, cupboard and drawer units. Gas hob with extractor fan over, electric oven, and space for fridge/freezer. Inset sink and drainer. Two storage cupboards one housing the boiler. Door to utility and window to side.

Dining Room

Arch to kitchen. Radiator. Windows to front and side.

Utility Room

Space and plumbing for washing machine. Window to rear and side. Door to side into garden.

Bedroom 1

Double room with built in wardrobes. Radiator and windows to rear and side.

Bedroom 2

Single room with built in wardrobe. Radiator and window to rear.

Bathroom

Wet room with electric Mira shower. Wash

basin and WC. Extractor fan and window to side.

Outside

Front Garden

Wrapping around the park home and mainly laid to lawn with mature shrubs and trees. There is a single garage and off street parking space to the front.

Rear Garden

Low maintenance with shingle throughout the garden, beds and mature shrub border.

Agent's Note

The current pitch fee for this park home is £179.20 per month including water.

Sewerage is a separate payment to Anglian Water.

Pitch fees are reviewed annually.

This is a 1979 Omar Ashdale and the size of this park home is 36 x 20 Ft.

The property has had external insulation installed.

This is a residential retirement site for the over 50's, you are allowed to have one dog or one cat on site.



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: Council Tax Band: A

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/tenants are advised to recheck the measurements

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