



## SHEPHERDS GROVE PARK, STANTON IP31 2BN

£70,000

Situated in a popular over-50's residential park within a friendly community, this park home offers spacious accommodation throughout. It features a wrap-around garden, garage and off-road parking for added convenience. While in need of some improvements and modernisation, this property presents a fantastic opportunity to personalise and create your ideal space. A perfect chance to enjoy a peaceful, comfortable lifestyle with plenty of potential!

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# SHEPHERDS GROVE

- Detached Two Bedroom Park Home
- Residential Park For The Over 50's In Stanton
- Spacious Sitting/Dining Room
- Gas Fired Central Heating
- Garage & Driveway Parking
- Two Double Bedrooms
- Wrap Around Garden.
- Close To Community Amenities & Transport Links
- Viewing Is Highly Recommended
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Welcoming entrance hall with radiator.

## Sitting/Dining Room

Well-proportioned room with window to side and two windows to front enjoying plenty of natural light. Two radiators

## Kitchen

A range of matching wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Space for kitchen appliances including free standing oven, washing machine and under counter fridge. A boiler cupboard with space for a tumble dryer. Window to side and door to the side access.

## Bedroom 1

Double room with window to rear and radiator.

## Bedroom 2

With fitted wardrobes and window to rear. Radiator.

## Bathroom

WC and inset vanity wash basin. P-shaped bath with shower head over and shower screen. Window to front and radiator.

## Outside

The front garden is laid mainly to lawn with a

pathway to the front door.

The remainder of the garden wraps around the park home with a patio seating area to one side and a further lawn area to the far side with a metal shed for storage.

## Garage

Up and over door. Power and light connected. Driveway for off road parking for one car.

## Agent's Note

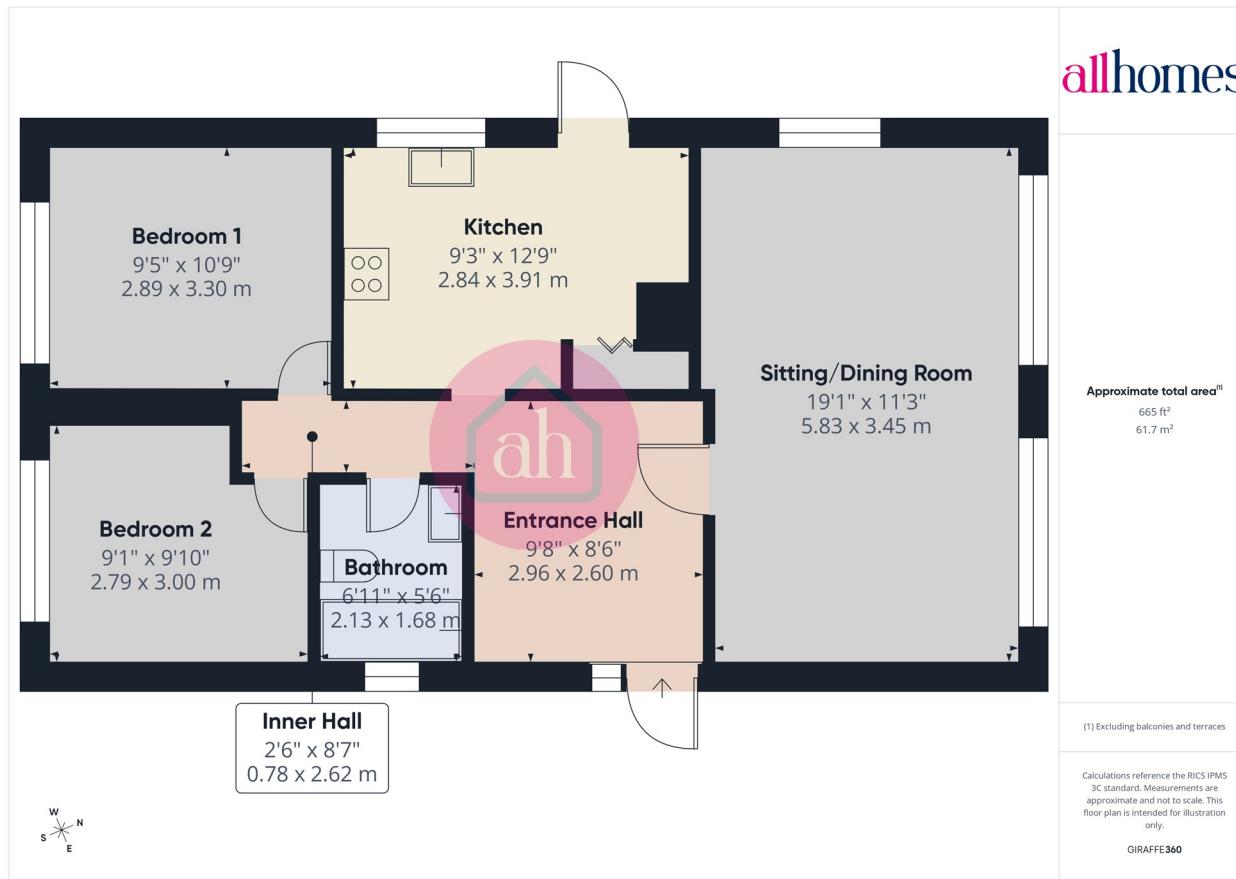
The park home is an Omar South Down and was built in 1980. The size is 36ft' x 20ft'. The current pitch fee is £175.37 per month reviewed annually and current separate water charge is £11.60. Sewerage is a separate payment to Anglian Water.

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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**EPC Rating: N/A**   **Council Tax Band: A**



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

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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