



ROWTOWN



£94,950

Fantastic opportunity to purchase this 2 bedroom park home located on this popular residential small site in Rowtown village with social club, shops, restaurant, and amenities. This park home must be viewed to appreciate the accommodation and location on offer: -

* 2 bedrooms * Double glazed * Parking
* Mains Gas * One dog or one cat * Over 50's

01932 859898

FREE NO OBLIGATION VALUATION

www.edward-barclay.co.uk

<u>LOUNGE:</u>	11'5'' X 9'5'' Front Aspect double glazed window with further side aspect Windows, power points, built in cupboard, radiator.
<u>KITCHEN:</u>	9'5'' x 7'6'' (including depth of units) Side aspect double glazed window, Eye and base level units, 1/12 bowl sink/drainers, space and plumbing for a Washing machine, space for a gas cooker, space for a fridge/freezer, power Points.
<u>BEDROOM 1:</u>	7'11'' 9'5''(max) rear aspect double glazed window power points, radiator, built in wardrobe with hanging space and storage.
<u>BEDROOM 2:</u>	7' x 7'1'' Side aspect double glazed window, power points, radiator.
<u>BATHROOM :</u>	Side aspect double glazed window, panel enclosed bath, toilet, sink, radiator.

While we check all the quoted dimensions carefully they may be subject to a small margin of error and are intended as a rough guide to the accommodation offered. We caution against their use when ordering fitments or new carpets etc. These particulars are correct to the best of our knowledge. We should bring to your attention, however, that the services to this property, together with any electrical circuits/heating systems and appliances, have not been tested by our company and therefore cannot guarantee their operating ability or efficiency. We would advise all interested parties to obtain verification from their solicitor or surveyor.