



LYNE



£79,950

A fantastic opportunity to purchase this 2 bedroom Park Home set in the ever popular Fangrove Park. The park home needs to be viewed to fully appreciate the location and accommodation on offer and benefits from:

- * 2 Bedrooms *Recent wet room fitted*Kitchen/Breakfast room
- *Vaulted ceiling *Parking
- *Double Glazed Windows *No age restriction *Vacant possession
- * Internal viewing strongly recommended.

01932 859898

FREE NO OBLIGATION VALUATION
www.edward-barclay.co.uk

Door leading to:

PORCH: Side aspect double glazed window, radiator, power point, built in wardrobe.

Double glazed door leading to

HALLWAY: Storage cupboard, radiator, power point.

LOUNGE: 11'7'' x 11' Front aspect leaded double glazed window, vaulted ceiling, radiator, power points, feature fireplace, patio doors leading to the outside.

**KITCHEN/
BREAKFAST:** 12'7'' x 11'7'' (including depth of units) twin side aspect leaded double glazed windows, radiator, eye, and base level units, 1 ½ bowl sink /drainer, space and plumbing for a washing machine, space for an upright fridge/freezer, part tiled walls, built in storage cupboard housing boiler, power points.

BEDROOM 1 11'7'' x 7'9'' (max), side aspect double glazed window, radiator, power points, built in wardrobes with hanging space and storage, further built in over bed storage cupboards, built in drawers with dressing table area, power points.

BEDROOM 2: 9'4'' x 4' (max) Side aspect double glazed window, radiator, power points, built in storage cupboards.

WET ROOM: Recently built wet room offering, low level shower and seating, toilet, wash hand basin, side aspect double glazed window, heated towel rail.



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 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.