



- 38' x 12' PARK HOME
- APPROX 4 YEARS OLD
- PERSONAL DECK
- TWO BEDROOMS

Dobbs Weir Caravan Park, Essex Road, Hoddesdon, EN11 0AS

Immaculate mobile home on the popular Dobbs Weir caravan park which is situated in a picturesque hamlet of Dobbs Weir with local riverside walks and the renowned Fish and Eels pub. The unit is approx. 4 years old and is offer fully furnished with high spec fixtures and fittings. Fabulous personal decking and off road parking. Occupation for 11 months of the year only. CASH PURCHASE

ASKING PRICE: £85,000 (Assigned under licence)



Property Description

38' x 12' Immaculate park home constructed approximately four years ago and presented to an stunning standard internally. The unit is offered fully furnished with quality fixtures and fittings and is ready for immediate occupation.

The accommodation has a modern atmosphere with open plan living area/kitchen area with patio doors leading to the personal sun deck with space for café table and chairs to enjoy the summer evenings.

There are two bedrooms with the master bedroom boasting an en-suite WC and a large walk in wardrobe and there is an independent shower room with WC and wash hand basin. The unit is built to a fully residential specification with full double glazing, LPG gas central heating and mains plumbing.

Additionally this unit is being offered with one on plot parking space.

Dobbs Weir Caravan Park is a picturesque well regarded development and offers local riverside walks and the popular Fish and Eels pub is just outside the development.

Broxbourne BR station is within a short drive and the comprehensive shopping facilities of Hoddesdon town are close by. The units are well spaced and the on-site facilities include a convenience and camping store.

Interested parties must note that the site is only open from 1st March to the 31st January annually and therefore you can not live on site during February. There is no age restriction on site and dogs (maximum of 2) are welcome on site.





LOUNGE AREA

Open plan to kitchen. Doors to front balcony

FITTED KITCHEN

High gloss units with integrated appliances including eye level oven, microwave, washing machine, fridge and freezer.

INNER HALL

Doors to bedrooms and shower room

MASTER BEDROOM

En-suite WC, walk in wardrobe cupboard



BEDROOM TWO

SHOWER ROOM

Shower cubicle, vanity wash hand basin, low flush WC

EXTERIOR

ON PLOT PARKING BAY

COMMUNAL LAWNED AREAS

GROUND RENT;

This a gold plot due to the location on site.

£4058.50 per annum which includes the decking .



Ground Floor



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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