

£120,000

Priors Close, Witchford, Cambridgeshire CB6 2JS

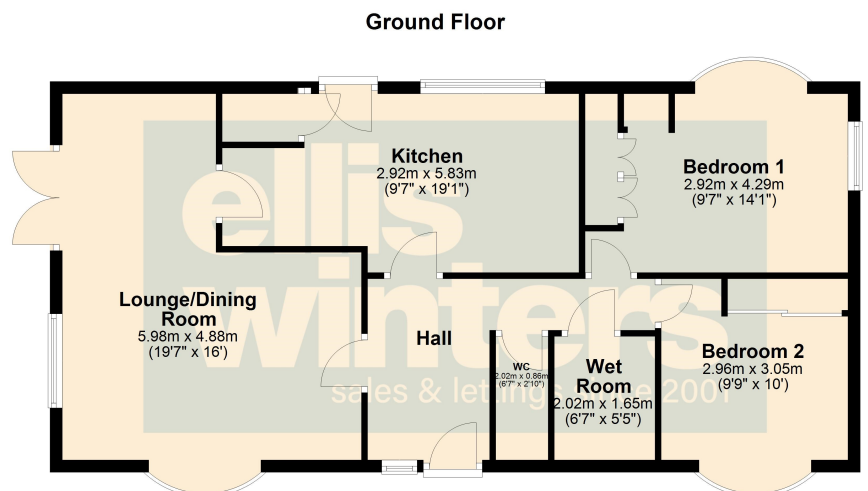


To arrange a viewing call us now on 01354 694900

Available for IMMEDIATE OCCUPATION, this spacious two bedroom park home has been WELL MAINTAINED and has the benefit of a low maintenance garden plus GARAGE and parking.

The accommodation comprises spacious lounge/diner, good size kitchen, two double bedrooms, wet room and separate WC.

Over 45's only.



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LOUNGE/DINING ROOM

5.98m (19'7") x 4.88m (16')

Bow window to front and separate window to side, double doors out to garden area.

KITCHEN

5.83m (19'1") x 2.92m (9'7")

Fitted with a matching range of wall and base units complete with all white goods (fridge/freezer, washing machine, dishwasher and tumble drier), eye level single electric oven and four ring ceramic hob with extractor over, 1½ sink and drainer, window to rear and door out to garden.



BEDROOM 1

4.29m (14'1") x 2.92m (9'7")

Fitted wardrobes and dressing table, bow window to rear and separate window to side.

BEDROOM 2

3.05m (10') x 2.96m (9'9")

Fitted wardrobes and dressing table, bow window to front.



WET ROOM

2.02m (6'7") x 1.65m (5'5")

Open plan shower with disability seat, low level WC and hand wash basin.

WC

2.02m (6'7") x 0.86m (2'10")

Low level WC and hand wash basin.



AGENTS NOTE

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend using a solicitor. Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.



Ground rent and maintenance charges are payable - tbc

AGENTS NOTE

Under Section 21 of the Estate Agency Act 1979 we must disclose that the vendor of this property is a relative of a member of staff employed by Ellis Winters.

TENURE

Freehold

East Cambridgeshire District Council Tax band A

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA

Tel: 01354 694900 Email: info@elliswinters.co.uk www.elliswinters.co.uk