



- 44' X 12' RESIDENTIAL PARK HOME
- CASH PURCHASE ONLY
- TWO ON PLOT PARKING SPACES
- SECULDED REAR GARDEN

First Avenue , Galley Hill, Waltham Abbey, EN9 2AN

£99,995

Larger than average single width Park Home measuring a generous 44' x 12'. Refurbished to a good standard in recent years to include new kitchen and bathroom. Two on plot parking spaces. Secluded rear garden. CASH PURCHASE ONLY. Site offers full year round occupation.



Property Description

44' x 12' park home which is sited on a popular fully residential family park. Breach Bams park is a semi-rural pet friendly park with open views over Essex countryside and adjacent to forestland which is enjoyed by local residents and dog walkers.

The units itself is approx. 19 years old and is located on a good size plot with a secluded rear garden and parking for two vehicles

The accommodation in brief comprises a good size lounge overlooking the front of the property. The kitchen/breakfast room has been re-fitted with an attractive range of high gloss wall and base units and offers an eye level oven, plumbing for washing machine and space for a slim-line dishwasher. Additionally there is built in cupboards which provide further storage space and space for a breakfast table and chairs.

There are two good size bedrooms with the master bedroom offering a full range of fitted wardrobe cupboards and the second bedroom offering two single fitted wardrobes. A bathroom which white suite completes the internal accommodation.



Externally the plot provides a garden which surrounds the unit and the current vendor has installed close boarded fencing to provide a good degree of privacy. Additionally there is off road parking for two vehicles.

Other features include LPG gas heating and full double glazing.

Interested parties must be aware the property is sold in line with The Mobile Homes Act and purchases are made in cash. There is no funding available for park homes.



ACCOMMODATION IN BRIEF COMPRISES:

LOUNGE

12' 4" x 11' 6" (3.76m x 3.51m)

KITCHEN/DINER

11' 6" x 10' 9" (3.51m x 3.28m)

BATHROOM

6' 5" x 5' 5" (1.96m x 1.65m)

BEDROOM 1

9' 8" x 8' 4" (2.95m x 2.54m)



BEDROOM 2

8' 7" x 7' 6" (2.62m x 2.29m)

EXTERIOR

PERSONAL REAR GARDEN

ON PLOT PARKING

CHARGES AND TENURE

TENURE: Ownership is under the agreement regulated by the mobile homes act

Council Tax Epping Forest District Council Band A
Ground Rent £256.00 Per month - Includes water and sewage supply and road maintenance contribution

UTILITIES

Electricity - Mains

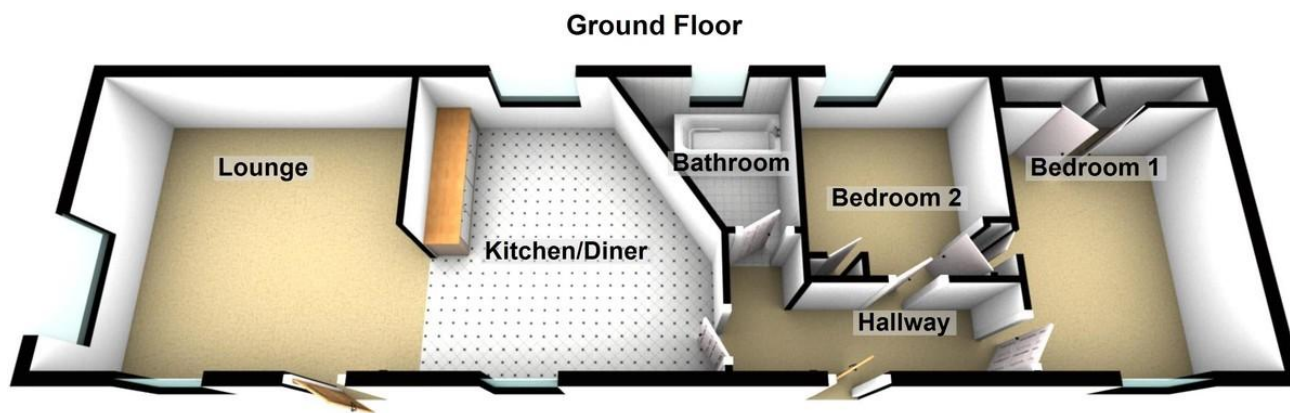
Water and sewerage charges are within the ground rent payment

Heating - LPG Gas tank

Broadband - Available

Mobile Signal and coverage - varies between providers .





POINTS TO NOTE

Site rules/pet restriction - please ask for a copy of the site rules - well behaved pets allowed

Age restriction - Family park

Construction - this is a park home and therefore the construction is non traditional and predominately timber and board with a steel chassis. Financing is not available, purchases are made in cash.

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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