



## ROWTOWN



**£139,950**

A fantastic opportunity to purchase this 2 bedroom park home, located on this popular site ideal for local parks and shops including New Haw, Addlestone and Chertsey, Which must be seen to appreciate the accommodation and location on offer: -

- \* 2 Bedrooms \* Modern Kitchen \* Lounge
- \* Double Glazed Windows \* No chain \* fixed air conditioning \* One dog or one cat allowed
- \* Internal viewing strongly recommended.

**01932 859898**

**FREE** NO OBLIGATION VALUATION

[www.edward-barclay.co.uk](http://www.edward-barclay.co.uk)

Double glazed door leading to

HALLWAY: Radiator, power points, coving.

LOUNGE: 13'3'' x 9'5'' double glazed windows, radiator, power points, coving, wall mounted air conditioning unit, double glazed door leading to the garden.

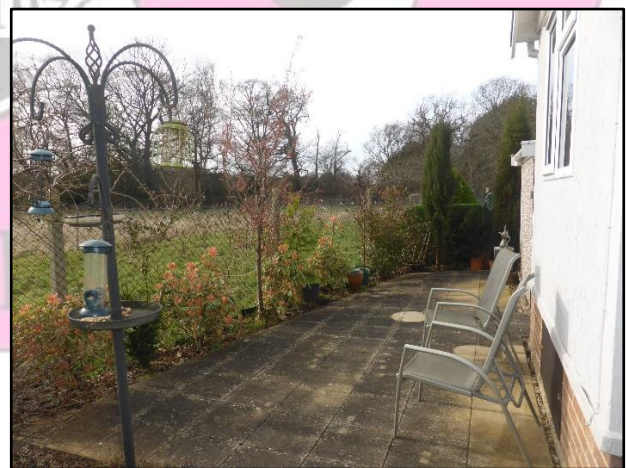
KITCHEN: 9'5'' x 7'4'' including depth of units. Twin side aspect double glazed windows, eye and base level units, 4 ring induction hob with an extractor above, space and plumbing for a washing machine, built in double electric oven with storage above and below, 1/12 bowl sink/drain, power points, radiator, integrated fridge and freezer, built in cupboard housing boiler.

BEDROOM 1: 9'4'' x 9'2''(max) Rear aspect double glazed window overlooking fields, radiator, Wall mounted air conditioning unit, power points, coving, built in wardrobe with hanging space and storage.

BEDROOM 2: 7'11'' x 6'6'' Side aspect double glazed window, radiator, power points, built in wardrobe with hanging space and storage.

SHOWER ROOM: Side aspect double glazed window, double shower cubicle, toilet, wash hand basin inset into vanity unit with storage, heated towel rail, radiator, tiled walls, inset into ceiling lights.

OUTSIDE: Parking space, prefabricated shed with power and light.



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 fittings 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.