



## Penton Marina



**£109,950**

A fantastic opportunity to purchase this park home located on the ever popular Penton Park in the Penton Marina area.

\* 1 Bedroom

\*Kitchen/dining room \*Mains gas

\* Double Glazed Windows \*One dog & one cat allowed \*over 50's

\* No chain

**01932 859898**

**FREE** NO OBLIGATION VALUATION

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

Double glazed door leading to:

Porch: Side aspect double glazed window, radiator.

Kitchen/  
Breakfast room 12'3'' x 9'8'' (including depth of units) 3 double glazed windows, eye and base level units, stainless steel sink/drain, space for a gas cooker, space and plumbing for a washing machine, radiator, power points.

Lounge: Front & side aspect double glazed windows, power points, radiator, telecom point, TV aerial point, double glazed door leading to the garden.

BEDROOM: 11'7'' x 9'8'' 2 Double glazed windows, power points, radiator.

SHOWER  
ROOM: White suite comprising toilet, wash hand basin, shower cubicle, radiator, part tiled walls.



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.