

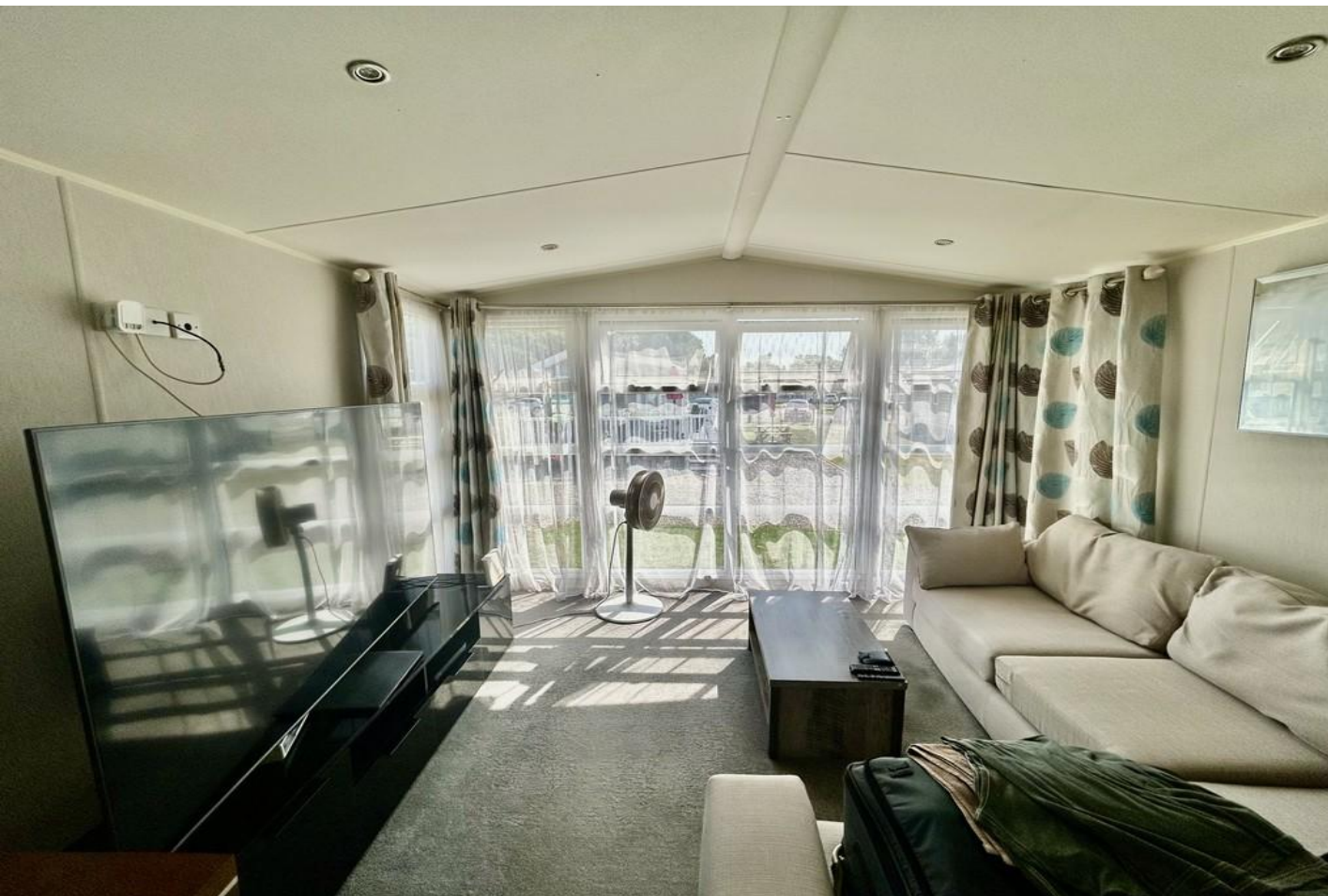


- 38' x 12' HOLIDAY HOME
- CASH PURCHASE ONLY
- ON PLOT PARKING
- BRONZE PLOT POSITION

Essex Road, Hoddessdon, EN11 0AS

38' x 12' Skyline Willerby occupying a Bronze plot position on the popular Dobbs Weir Caravan Park being within easy access of local riverside walks and renowned Fish and Eels pub. The unit is approximately 9 years old with on plot parking. **CASH PURCHASE ONLY**

PRICE: £64,000 (ASSIGNED UNDER LICENSE WITH LEE VALLEY REGIONAL PARK AUTHORITY)



Property Description

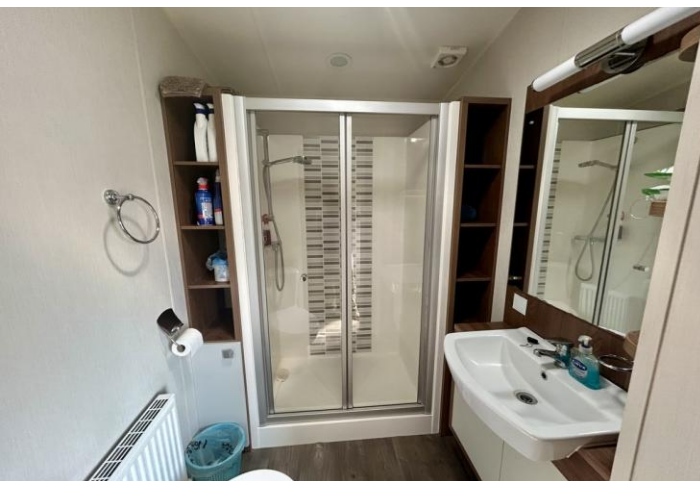
38' x 12' holiday park home constructed approximately 9 years ago and presented to a high specification internally. The unit is set on a 'Bronze plot' enjoying a cul-de-sac position with on plot parking.

The accommodation has a modern atmosphere with open plan living area/kitchen area. The kitchen is fitted with an attractive range of wall and base units and space for a table and chairs. The lounge area is a large bright space with floor to ceiling picture windows to the front aspect.

There are two bedrooms with the master bedroom boasting an en-suite WC. There is an extensive range of fitted wardrobes cupboards and complementing drawer units and a bespoke padded headboard adding to the aesthetics of the room. The second room is a good size double and this is supported by 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.

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/KITCHEN

18' 10" x 12' 1" (5.74m x 3.68m)

INNER HALL

11' 00" x 3' 00" (3.35m x 0.91m)

BEDROOM ONE

12' 1" x 9' 3" (3.68m x 2.82m)

EN SUITE WC

4' 1" x 2' 9" (1.24m x 0.84m)

BEDROOM TWO

9' 7" x 6' 2" (2.92m x 1.88m)

SHOWER ROOM

6' 8" x 5' 00" (2.03m x 1.52m)



TENURE AND CHARGES

TENURE; Ownership is under licence with Lee Valley Regional Park Authority

Ground rent Bronze plot £3576 per annum - includes water supply and waste water

UTILITIES

Electricity - Via standpoint and billed individually to each unit on personal usage

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