



Mill House Park Newcastle Avenue, Worksop S80 1NP

welcome to

Mill House Park Newcastle Avenue, Worksop

A spacious two bedroom residential park home located in the popular Mill House Park in Worksop. Offering a lounge, dining room, fitted kitchen, utility room, study, en-suite to the master bedroom, garage, driveway and a summer house. Conveniently positioned for local amenities and transport links.



Mill House Park, Newcastle Ave Lounge

A bright and spacious lounge featuring a front and side facing double glazed windows, complemented by two radiators.

Dining Room

A well proportioned dining area with side and front facing double glazed windows and a central heating radiator.

Kitchen

Fitted with a range of wall and base units with work surfaces over, incorporating a sink and drainer. The kitchen benefits from an integrated oven and hob and a central heating radiator, offering practical and functional cooking space.

Utility Room

Providing plumbing for a washing machine and a side facing entrance door, offering additional convenience and storage.

Study

A versatile room with a side facing double glazed window and central heating radiator, ideal for home working, or additional storage.

Bedroom One

A spacious double bedroom featuring a walk in wardrobe and a side facing double glazed window.

En-Suite

Fitted with a WC and wash hand basin, along with a radiator.

Bedroom Two

A second double bedroom with a front facing double glazed window, wardrobes fitted and a radiator.

Bathroom

Fitted with a three piece suite comprising a walk in bath, WC, wash hand basin, a central heating radiator and a side facing double glazed window.

Exterior

Externally, the home benefits from a driveway leading to a garage, providing off street parking. There is also a lawned area, a summer house and a shed.

Agents Notes:

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner – when buying a home.). 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. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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Mill House Park Newcastle Avenue, Worksop

- Two bedroom residential park home
- Utility room and separate study
- Driveway & garage providing off street parking
- Close to Worksop town centre and amenities
- Master bedroom with walk-in wardrobe and en-suite

Tenure: EPC Rating: Exempt

Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

guide price

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WKS115690 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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