



2 Sunnyside Park, Claines,
Worcester WR3 7SP

This Park Home is a spacious two-bedroom detached property located in the Sunnyside Park Development in Claines. The home includes an entrance porch that leads into the open-plan living area, incorporating the kitchen. Inner hallway leading to the shower room, both bedrooms and the utility. The gardens are to the rear and both sides with a variety of established flowers. Visitors parking.

It is important to note that there are restrictions on purchasing the Park Home.

All home owners must be 60 years of age or older, and no pets are allowed. Unless specified by the park home site manager.

The home is walking distance of several local pub & shops & is 1.7 miles from the city centre. There are bus stop providing direct routes into the heart of Worcester. Worcester itself has a wide range of amenities to include; pubs, bars, restaurants, cafes, shops, supermarkets & leisure facilities. There are two train stations with direct access to London. The home provide easy access to J6 of the M5.

It is a residential Park Home, so occupancy is year round.

LEASEHOLD

Ground Rent is £199.27 per month

Council Tax Band A - Worcester City Council





Agents Note

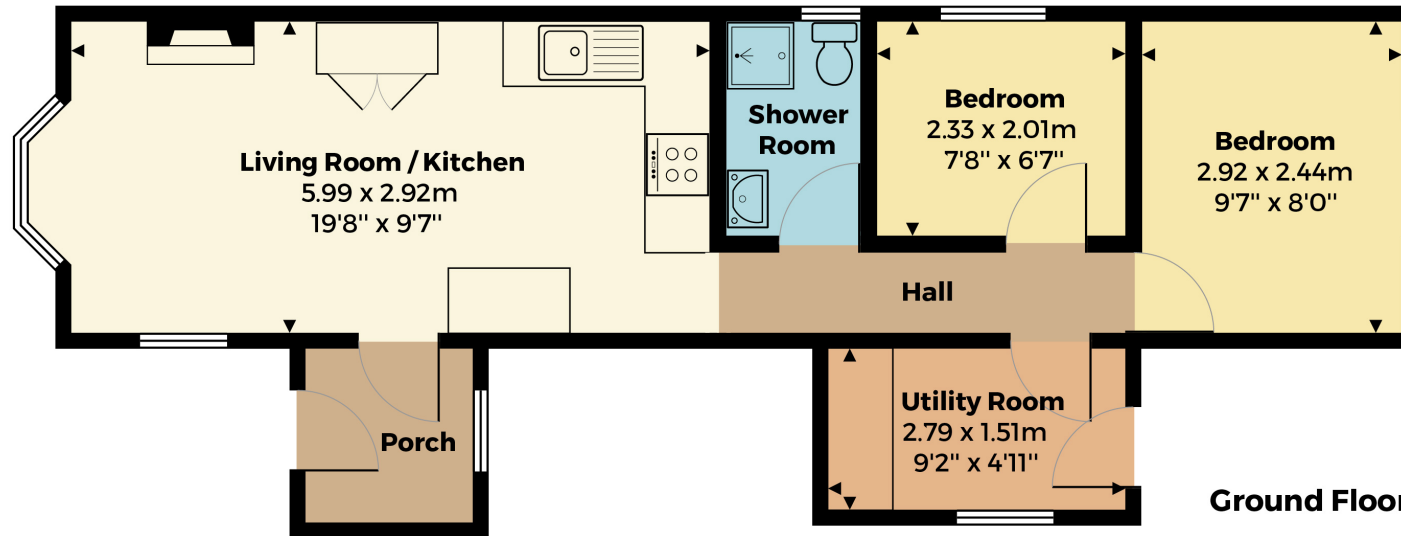
Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and condions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



General Information

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.

All measurements are approximate and for display purposes only



Ground Floor

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