



Manor Court

3, Stratton Park, Biggleswade,
Bedfordshire, SG18 8QS

Leasehold **£185,000**

country
properties

TWO BEDROOM park home located on the outskirts of Biggleswade. The property has private GARDENS with fantastic VIEWS over countryside and the benefit of off road PARKING. Only a short drive to the retail park and within a 6 minute drive to Biggleswade train station (as per Google Maps). The property is on a development of similar properties and is exclusively for the over 50's. NO ONWARD CHAIN

- Two bedrooms
- Separate lounge and dining room
- Gardens to all sides with off road parking
- Views to rear over fields
- NO ONWARD CHAIN
- Over 50's Development

Ground Floor

Kitchen

12' 8" x 9' 1" (3.86m x 2.77m)
Matching wall and base units with work surface over, in-top 1 1/2 bowl sink with drainer, electric oven and hob with extractor over, concealed wall mounted gas boiler, space for fridge freezer, window to side aspect, washing machine.

Dining Room

8' 1" x 9' 9" (2.46m x 2.97m)
Door and window to side aspect, radiator, reveal to lounge.

Lounge

11' 4" x 19' 3" (3.45m x 5.87m)
Dual aspect room with window to front x 2 and window to side, radiator.

Bathroom

Window to side aspect, 'P' shape bath with electric shower and screen, wash hand basin with vanity unit below, low level W.C, wall mounted heated towel rail.

Bedroom 1

10' 8" x 9' 2" (3.25m x 2.79m)
Window to rear aspect, built-in wardrobe with sliding doors, radiator.



Bedroom 2

9' 4" x 9' 8" (2.84m x 2.95m)

Window to rear aspect, radiator.

External

Rear Garden

Wrap around garden overlooking fields, patio with planted shrubs to rear, storage shed, gated access at both sides.

Front Garden

Lawn area with off road parking for 1 car.

Agents Note:

Applicants aged 50 years plus.
Monthly pitch fees £180 per month.

10% to pay back to Wyld Crest.
Council Tax Band A.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

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