



# 3, Orchard View

Ashwell, Baldock,  
Hertfordshire, SG7 5JN  
£130,000

country  
properties

A very well maintained and presented 1 bedroom Park Home located on Ashwell's ever popular Sunnymead Orchard site. This particular unit benefits from drive way parking leading to a far larger than average wrap around garden currently laid to patio. Offered to the market chain free this would make a wonderful downsize /retirement property.

- Well maintained 1 bedroom Park Home
- Large wrap around patio garden
- Popular location with countryside views
- Over 50's only
- Dogs permitted
- Chain Free!

Accommodation

Entrance Hall

Radiator, doors to:

### Kitchen/Diner

Radiator, window to side aspect, range of wall mounted and base level units with work surface over and inset sink with drainer, integral oven/grill with gas hob and extractor over, space for fridge/freezer and washing machine, built in pantry cupboard, cupboard housing wall mounted gas boiler, opening to:

### Lounge

11' 7" x 12' 5" (3.53m x 3.78m)  
Window to side and front aspect, radiator, electric fire, external door to rear garden



## Bedroom

12' 5" x 9' 3" (3.78m x 2.82m)

Radiator, window to side aspect, built in wardrobes

## Shower Room

Radiator, window to side aspect, wash hand basin, WC, shower cubicle

## External

### Front

Driveway parking for 1 car & gravelled front garden area, gated access at side to rear

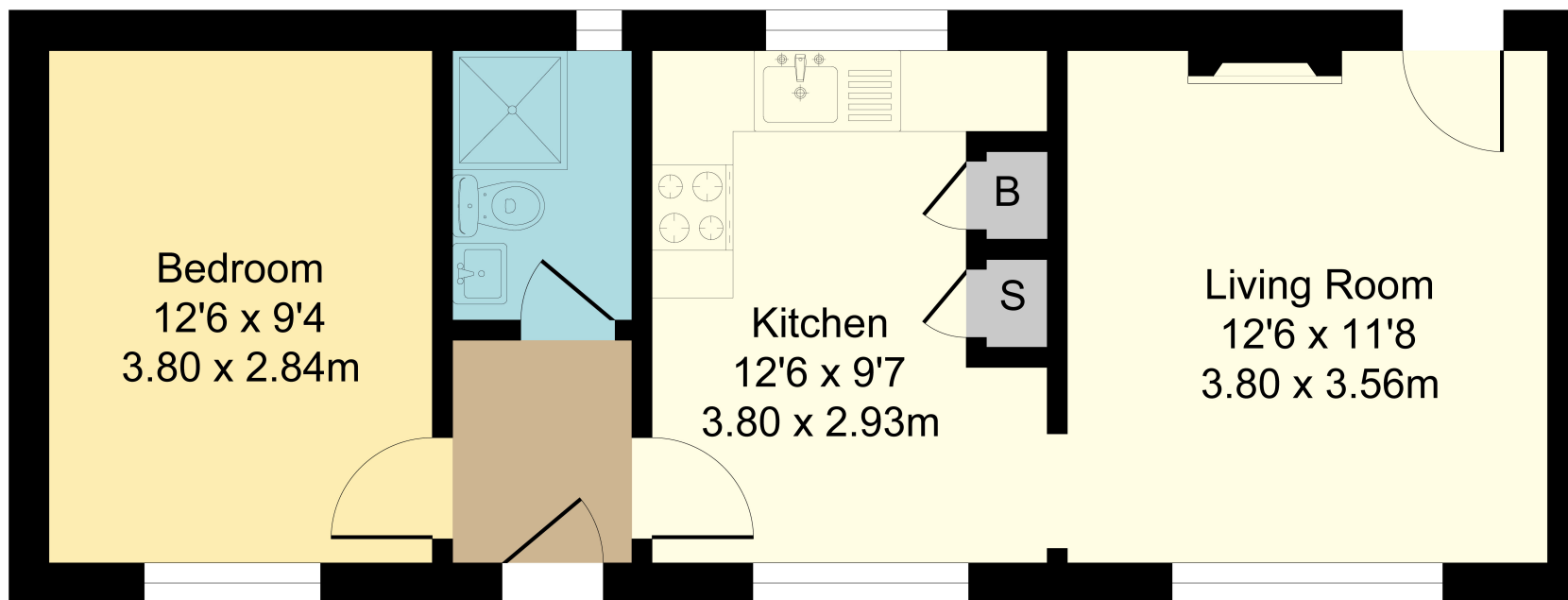
### Rear

Larger than average wrap around garden laid to patio with gravelled borders, metallic storage shed

Pitch Fee: To be confirmed



## 3 Orchard View, Ashwell



Total Area: 41.4 m<sup>2</sup> ... 446 ft<sup>2</sup>

All Measurements are approximate and for display purposes only

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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