



13 Enfield Pioneer Caravan Site, Eye PE6 7UG

£130,000



*** MODERN 2 BEDROOM PARK HOME *** " Located in Eye, this 2 bedroom park home benefits from no onward chain. Featuring an open plan kitchen/lounge/diner, 2 bedrooms with an en-suite and dressing room to bedroom 1, another bathroom, wrap around low maintenance garden and driveway. Viewings are highly recommended to appreciate the field views and move in feel this home has to offer. Council Tax Band - A".

KITCHEN

8' 7" x 9' 4" (2.62m x 2.84m) (approx) Door to side, fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, wall mounted boiler, integrated oven, gas hob, plumbing for a washing machine and integrated fridge/ freezer, open into:-

LOUNGE / DINER

9' 6"(min) (2.90m) 19' 0"(max) x 18' 6" (5.79m x 5.64m)(approx) (L-Shape) French doors to side, two windows to front, window to side and three radiators.

INNER HALL

Cupboard and radiator.

BEDROOM 1

8' 0" x 9' 1" (2.44m x 2.77m) (approx) Window to side and radiator.

WALK IN WARDROBE

4' 1" x 5' 9" (1.24m x 1.75m) (approx) Radiator.

EN -SUITE

4' 7" x 5' 8" (1.40m x 1.73m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and radiator.

BEDROOM 2

8' 0" x 9' 2" (2.44m x 2.79m) (approx) Window to side, built in wardrobe and radiator.

BATHROOM

5' 8" x 6' 2" (1.73m x 1.88m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath and radiator. Window to side.

OUTSIDE

The property has a low maintenance garden with gates to the front. There are field views to the front and rear.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

AGENT NOTES

The vendor has advise us that the washing machine will be remaining in the property.

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The vendor pays a monthly a fee of £170.00 (approx) this is for the pitch fee and sewerage charge.

For example Sale Price £100,000.00 Agreed purchase price
Less 10% £10,000.00 Paid to park owner by the buyer
Balance £90,000.00 Paid to the seller

Full details are held in branch

