



WRIGHTS



12 Marshmoor Crescent, North Mymms, Hatfield, Hertfordshire AL9 7HZ

£259,995 - To be Advised

Property Summary

Wrights of Hatfield are delighted to welcome to the market this BRAND NEW TWO BEDROOM MOBILE HOME set on a private over 50's development situated on the outskirts of Welham village with rail links to London and the North. The property comes with numerous fitted items including fitted kitchen appliances and furnishings such as lounge furniture and dining furniture and bed bases. We highly recommend an internal inspection at your earliest convenience to appreciate this lovely new Park home.

A "virtual freehold" park home is a specific type of residential property ownership in the United Kingdom where the resident owns the physical structure of the home outright but occupies the land on which it sits under a perpetual lease or site agreement.

Welham Green is a village in the parish of North Mymms, Hertfordshire, England. It is situated a mile to the west of the Great North Road coaching route that used to run through the neighbouring hamlet of Bell Bar from London to York and the north.

Features

- NEW PARK HOME
- OVER 50'S DEVELOPMENT
- L-SHAPED LOUNGE/DINER
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING
- FITTED KITCHEN WITH APPLIANCES
- UTILITY ROOM
- GAS CENTRAL HEATING
- BLOCK PAVED DRIVEWAY
- SHOWER ROOM

Room Descriptions

ACCOMMODATION

Hallway

Via Part double glazed entrance door. downlighters, loft access, fitted radiator, doors leading off to:

L-Shaped lounge/Diner

12' 4" x 18' 11" (3.76m x 5.77m) Dual aspect double glazed windows, fitted radiators, downlighters, open doorway to:

Kitchen

7' 4" x 8' 4" (2.24m x 2.54m) Side aspect double glazed window. Modern fitted kitchen with matching wall and base units with work tops over incorporating a one and a half bowl polycarbonate sink unit with mixer taps over. Fitted eye level double oven, four ring gas hob with stainless steel canopy extractor over, integrated dishwasher, vinyl flooring, open doorway to:

Utilities

5' 5" x 9' 0" (1.65m x 2.74m) Double glazed door to side. Range of matching wall and base unit with work surface over. Integrated appliances including Fridge/Freezer and automatic washing machine. door to hallway.

Bedroom One

9' 1" x 10' 2" (2.77m x 3.10m) Side aspect double glazed window. Fitted wardrobes. Fitted radiator, carpet flooring.

Bedroom Two

8' 1" x 9' 7" (2.46m x 2.92m) Side aspect double glazed window. Fitted wardrobe, fitted radiator. Carpet flooring.

Family Shower Room

Side aspect double glazed frosted glass window. Walk in shower cubicle, pedestal wash hand basin, low level WC. Vinyl flooring. Splashback panels.

EXTERIOR

Gardens

To the rear there is a shingled area with a prefab storage shed plus block paved driveway allowing for off street parking.

ADDITIONAL INFORMATION.

Agents Notes

Council Tax Band: Band A

Pitch Fees: £3480 per annum

Water Supply £7.90 PCM

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