



45 Jacks Hill, Graveley, Hitchin, Hertfordshire. SG4 7EG





## 2 Bedroom Park Home £100,000 Leasehold

An excellent example of a two bedroom park home on this popular development. Offered to the market on a chain free basis, the property is exclusively for the over 45's and is unusual in that it allows one dog or one cat. Decorated to high standard by the current owner with a modern kitchen and bathroom.

- Two bedrooms
- Over 45's
- A dog allowed
- Parking
- Private garden
- Chain free
- Popular development
- EPC exempt. Council tax band A

## Ground Floor:

### Entrance:

Entrance via double glazed door leading to:

### Hallway:

doors leading to:

### Lounge:

Abt: 14' 5" x 10' 0" (4.39m x 3.05m) Double glazed window and door to front and side aspect, radiator, carpet as fitted.

### Kitchen:

Abt: 10' 5" x 9' 5" (3.17m x 2.87m) Range of fitted wall and base units, stainless sink unit and drainer, oven, hob and extractor, plumbing for washing machine, double glazed window to side.

## Bedroom One:

Abt: 10' 0" x 9' 5" (3.05m x 2.87m) Double glazed window to front aspect, radiator, carpet as fitted.

## Bedroom Two:

Abt: 7' 0" x 5' 0" (2.13m x 1.52m) Double glazed window to front aspect, radiator, carpet as fitted.

## Bathroom:

Walk in shower, low level WC, wash hand basin, double glazed window.

## Outside:

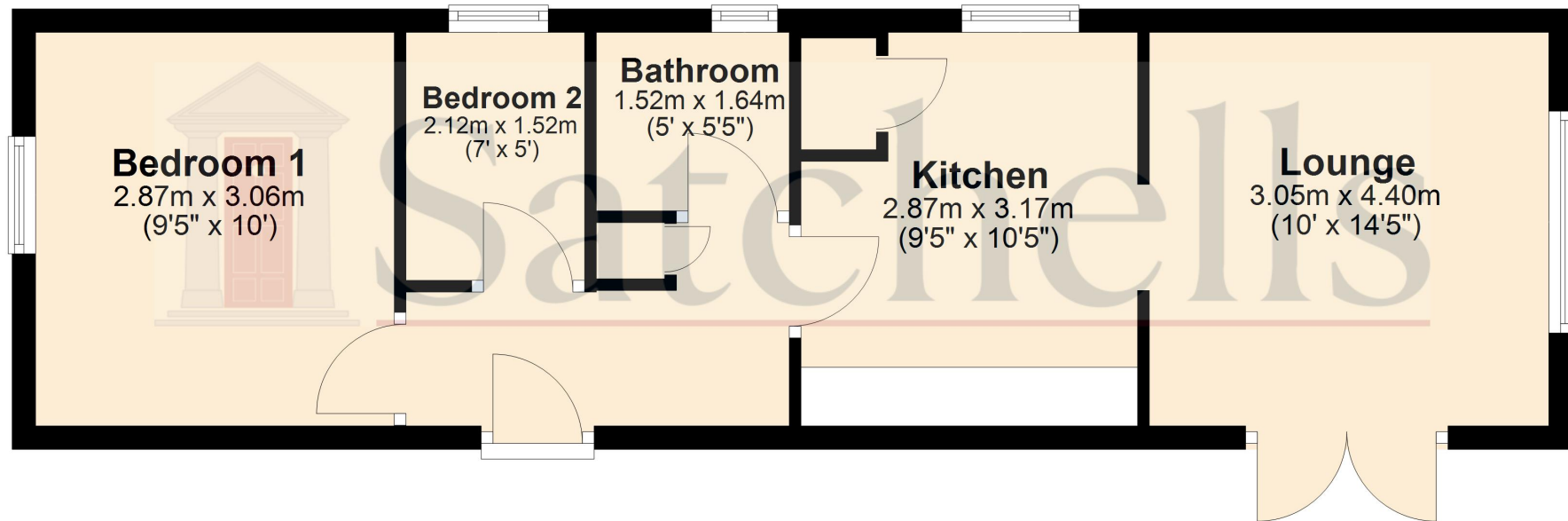
### Rear and Side:

Outside parking for one car, rear and side garden.



These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

## Ground Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.