



Station Road, Ashwell, Baldock SG7 5RL

| Satchells





## 2 Bedroom Park Home

### £210,000 Leasehold

A well presented large two bedroom park home on this rural development. This cluster of park homes are exclusively for the over 50's and is one of the few park developments that permit a dog. 13ft lounge, a beautiful fitted kitchen/diner, bathroom with double shower, two bedrooms, the master bedroom being fitted with built in wardrobes. This property sits on a corner plot benefiting generous gardens to the front, side and back, with beautiful views over the countryside.

- Corner plot
- Two bedrooms
- Beautiful fitted kitchen
- 13ft lounge
- Bathroom with double shower
- Gardens with views over Ashwell
- 10 years old
- Parking
- Viewing recommended
- EPC exempt. Council tax band A

## Ground Floor

### Entrance:

Via double glazed front door.

### Hallway:

Laminate flooring. Doors to:

### Kitchen:

Abt. 13' 4" x 8' 8" (4.06m x 2.64m) Range of fitted wall and base units. Stainless steel sink and drainer. Plumbing for washing machine and tumble dryer. Double glazed window to rear aspect. Double glazed doors to patio area. Laminate flooring. Radiator.

### Lounge:

Abt. 13' 4" x 12' 6" (4.06m x 3.81m) Double glazed windows to front and side aspect. Fitted carpet. Radiator. Feature fireplace and surround.

### Bedroom One:

Abt. 13' 4" x 8' 4" (4.06m x 2.54m) Double glazed window to front aspect. Radiator. Fitted carpet. Fitted wardrobes.

### Bedroom Two:

Abt. 8' 5" x 4' 8" max (2.57m x 1.42m) Double glazed window to side aspect. Radiator. Fitted carpet.

### Shower Room:

Double glazed window to side aspect. Suite comprising double shower cubicle with tiled walls, low level wc and wash hand basin.

## Outside

### Garden:

The garden is in four parts, all with fantastic views of rolling countryside. There is a large patio that acts as a sun trap and a well presented lawn area.

### Agents Note:

Draft particulars yet to be approved by the vendor and may be subject to change.

### Insurance:

To live in a park home you must have park home insurance. When arranging insurance you will need to know the date when the park home was manufactured. Should you need any help or assistance with Insurance, please do not hesitate to contact us on Satchells.com or the office selling the property.

### Anti-Money Laundering (AML):

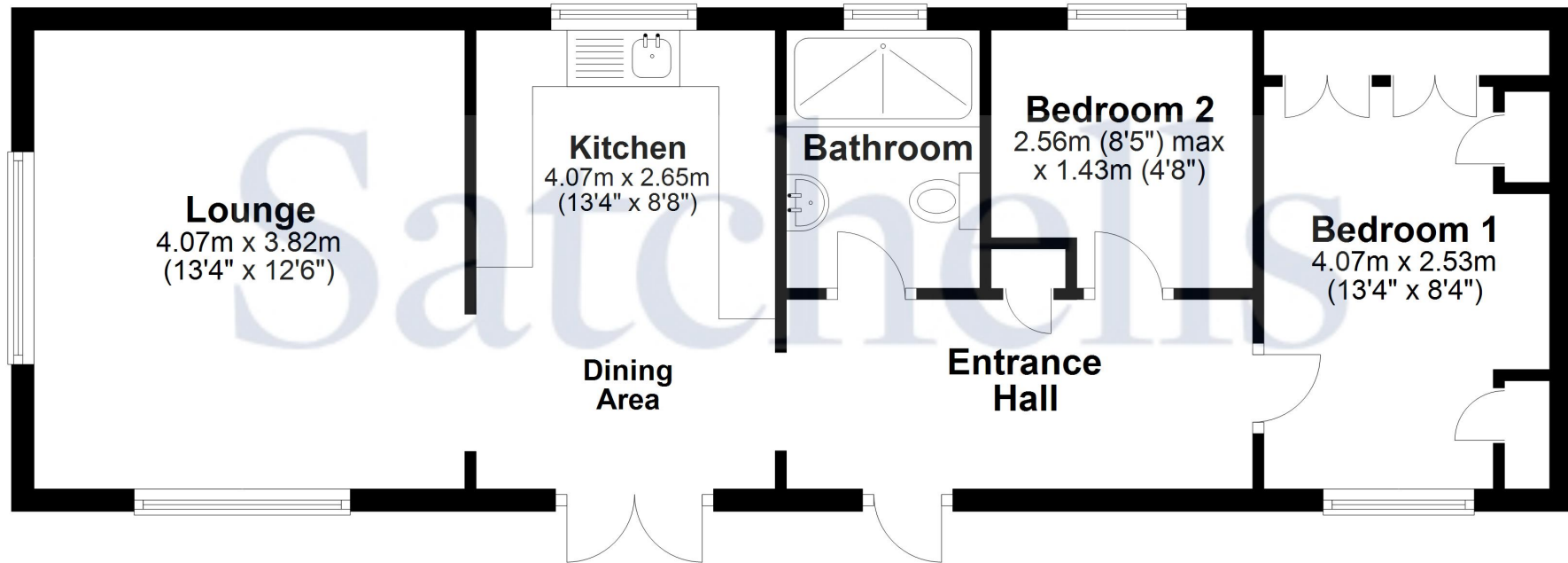
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



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.

# Satchells

## 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.