



Manor Court, Stratton Park

Biggleswade,
Bedfordshire, SG18 8QS
Leasehold £179,995

country
properties

Offered for sale on the outskirts of the popular market town of Biggleswade within a purpose-built park home site surrounded by open countryside and farmland, this one double bedroom detached park home offers a wrap around garden and stunning panoramic views. Formally a two bedroom unit, with accommodation comprising of entrance hall, good size lounge/diner, fitted kitchen, one double bedroom (large enough to be converted back to two), shower room and rear porch. Externally the property has an attractive wrap around garden with a selection of storage sheds, decked seating area and mature beds and borders. With ample communal parking on the site within very close proximity to the property, this would make an ideal downsize!

- Detached park home
- One double bedroom
- Fitted kitchen
- Spacious lounge/diner
- Wrap around garden
- On site parking
- Countryside views
- Council Tax band A / EPC exempt

Accommodation

Entrance Hallway

8' 7" x 8' 4" (2.62m x 2.54m)

Window to the front aspect, built in storage cupboard, doors to:-

Lounge/Diner

19' 10" x 11' 4" (6.05m x 3.45m)

Bay window to the side aspect, window to the rear aspect, electric fireplace with surround and hearth, two radiators, sliding patio doors onto garden.

Kitchen

13' 1" x 9' 2" (3.99m x 2.79m)

Range of matching wall mounted and base level units with roll top work surface over and inset porcelain 1 1/2 bowl sink, space for a fridge/freezer, plumbing for a washing machine and dishwasher, electric oven and induction hob with extractor over.

Porch

5' 8" x 3' 9" (1.73m x 1.14m)

Window to the rear aspect, glazed door to garden, radiator.

Bedroom One

19' 1" x 11' 9" (5.82m x 3.58m) narrowing to 10' 7" x 6' 8" (3.23m x 2.03m)

Two windows to the side aspect, two radiators.



Shower Room

8' 4" x 6' 7" max (2.54m x 2.01m)

Two windows to the front aspect, wash hand basin with vanity unit below, WC, double shower cubicle with electric shower, radiator.

External

Gardens

Garden to all aspects with a selection of paved and shingled areas, raised timber decking area with views over the open countryside fields to rear and gated access to the front.

Parking

On site parking is available.

Agent's Notes

Site Charges

Pitch Charge - £186.64 per month.

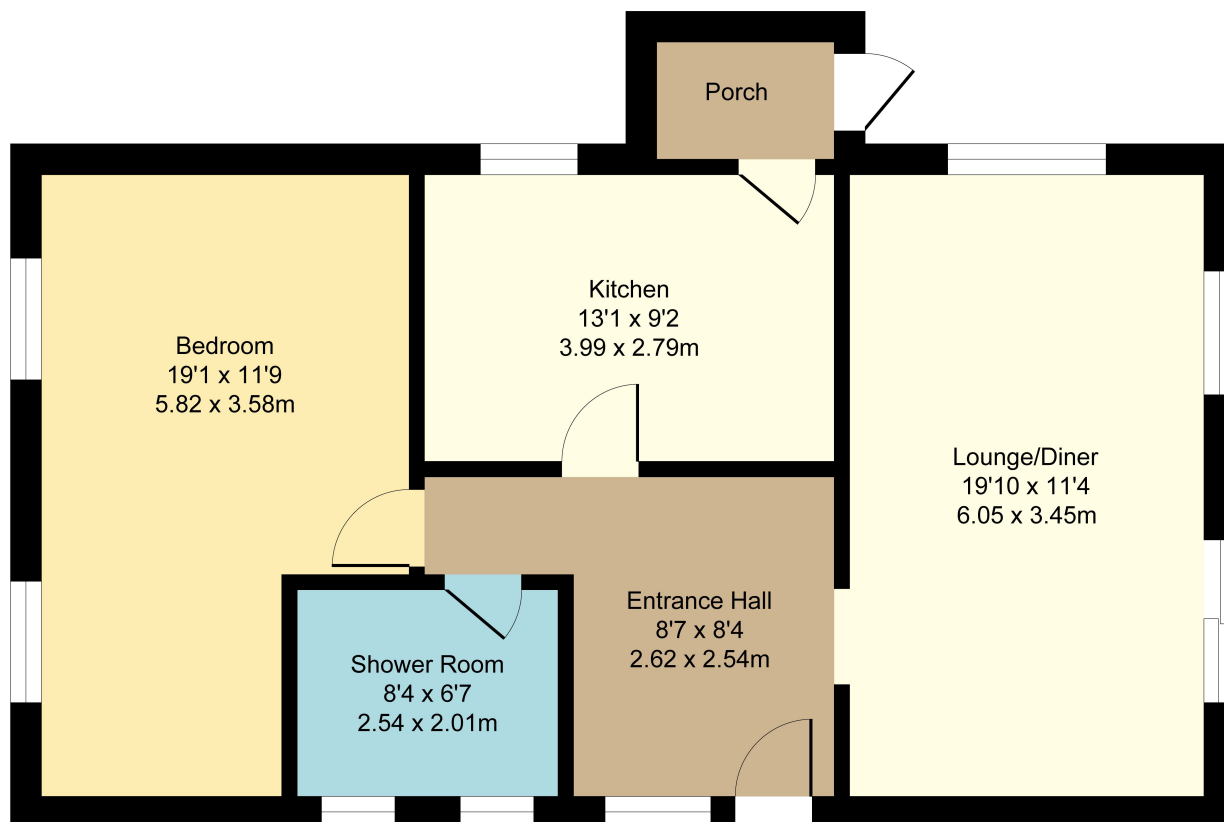
Sewage - £34.00 per annum.

These fees are to be reviewed annually on 20th May.

When the property is sold, it is the responsibility of the vendor under the Mobile Homes Act 1983 to pay commission to the site owner. The maximum amount of commission that the site owner can require you to pay is 10% of the purchase price. Under Regulation 10 of the Mobile Homes (Selling and Gifting) (England) Regulations 2013 you are required to pay the commission to the site owner within 7 days of the date on which the site owner provides you with details of the bank account into which they require the commission to be paid.



Ground Floor



Total Area: 70.7 m² ... 761 ft²

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 valuation, contact the numbers listed on the brochure

Viewing by appointment only

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