



7 Lordsway Park Home, Alconbury, Huntingdon PE28 4BF

£135,000



- Over 50's Park Home
- Two Double Bedrooms
- En Suite Cloakroom And Walk In Wardrobe
- Living Room And Dining Room
- Kitchen/Breakfast Room
- Off Road Parking Provision
- Walking Distance To Local Amenities
- Vacant Possession

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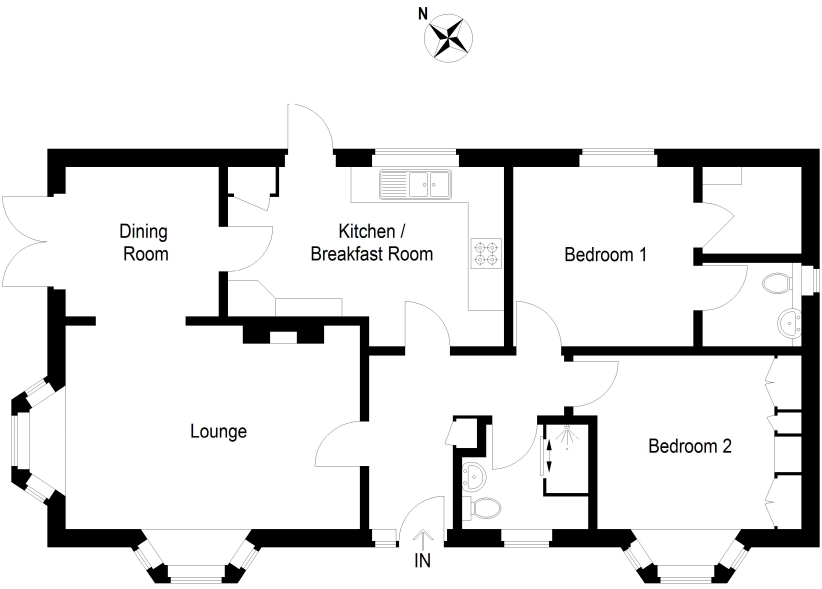
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Approximate Gross Internal Area = 77.4 sq m / 833 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1258010)  
Housepix Ltd



**Steps Leading Up To**

UPVC double glazed door to

**Entrance Hall**

Double glazed window to front aspect, coving to ceiling, radiator, cloaks cupboard, door to

**Living Room**

16' 1" x 11' 1" (4.90m x 3.38m)

A double aspect room with double glazed window to front aspect and double glazed window to side aspect, coving to ceiling, wall light points, two radiators, central feature fireplace, dado rail, feature arch opening to

**Dining Room**

8' 5" x 8' 2" (2.57m x 2.49m)

Double glazed French doors, coving to ceiling, radiator, dado rail, wall light points, door to

**Kitchen/Breakfast Room**

14' 9" x 9' 5" (4.50m x 2.87m)

UPVC double glazed window and door to rear aspect, coving to ceiling, fitted in a range of base and wall mounted units, drawer units, complementing work surfaces and tiling, stainless steel one and a half bowl single drainer sink unit with mixer tap, integrated electric hob with cooker hood over and electric oven, freestanding fridge freezer, two stool breakfast bar, radiator, storage cupboard housing gas fired central heating boiler.

**Bedroom 1**

10' 5" x 9' 5" (3.17m x 2.87m)

UPVC window to rear aspect, coving to ceiling, radiator, wall light point, dresser with drawers.

**Walk In Wardrobe**

5' 2" x 4' 1" (1.57m x 1.24m)

Coving to ceiling, hanging and shelving, drawer units, radiator, consumer unit.

**En Suite Cloakroom**

5' 4" x 5' 2" (1.63m x 1.57m)

Double glazed window to side aspect, fitted in a two piece suite comprising low level WC with concealed cistern, vanity wash hand basin, complementing tiling, coving to ceiling, radiator, tiled flooring.

**Bedroom 2**

9' 5" x 9' 3" (2.87m x 2.82m)

Double glazed bow window to front aspect, coving to ceiling, radiator, a range of wardrobes with bridging unit and drawers.

**Family Shower Room**

6' 9" x 6' 4" (2.06m x 1.93m)

Double glazed window to front aspect, fitted in a three piece suite comprising low level WC, vanity wash hand basin, double shower cubicle with shower unit over, coving to ceiling, radiator.

**Outside**

To the front is off road parking provision for several vehicles, courtesy light, paved hardstanding, storage shed. The garden is hard landscaped, outside tap, steps up to rear door and enclosed by fencing.

**Buyers Information**

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

**Agents Note**

On completion the seller is required to pay 10 % of the sale price to the site owner.

**Tenure**

Leasehold

Service Charge £200

Council Tax Band - A

Electric paid to the Park Owner

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