



Shepherds Grove Park, Stanton, Bury St. Edmunds, Suffolk, IP31 2AY

£50,000



CHAIN FREE! This 36' x 10' park home has lovely field views to the rear. Located on the edge of the park providing a peaceful and secluded location. There is off street parking within the plot and the garden offers privacy. The home has a good size sitting room, bedroom, kitchen and bathroom. Viewings are recommended by the agent. Call today to book an appointment.

### **Entrance Hall**

4' 2" x 3' 4" (1.27m x 1.02m)

Front door, storage cupboard.

### **Sitting Room**

12' 0" x 9' 8" (3.65m x 2.94m)

Electric fire place, radiator window to front and side,

### **Kitchen**

9' 11" x 9' 3" (3.02m x 2.82m)

Wall and base units, space for fridge and freezer, washing machine, cooker, extractor fan, storage cupboard, boiler, radiator, window to front and rear.

### **Bedroom**

9' 10" x 9' 9" (2.99m x 2.97m)

Double room, radiator, window to side.

### **Bathroom**

5' 7" x 5' 2" (1.70m x 1.57m)

Bath, sink with storage, WC, radiator and window to rear.

### **Outside**

#### **Front Garden**

Mainly laid to lawn with shingle and hard standing for off street parking.

#### **Rear Garden**

Patio area with garden shed and field views.

### **Agent's Note**

The current pitch fee for this park home is £162.95 per month includes water charge. Sewerage is a separate payment to Anglian Water.

Pitch fees are reviewed annually.

This is a 1987 Omar Ranch House model and the size of this park home is 36' x 10'.

This is a residential retirement site for the over 50's, you are allowed to have one dog or one cat on site.



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.