



**Epperstone Residential
Caravan Park**

Humberston
DN36 4HH

Offers in the Region Of
£53,450

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this spacious chalet located on Epperstone Residential caravan park where you can live all year round. Being the only chalet with a proper mains gas supply this isn't just any old property you would find on here. With a spacious accommodation including a lounge-diner, modern fitted kitchen, two bedrooms and the shower room. Outside there is ample off road parking, gardens and also a secure building in the garden that is ideal for a home office, garden room or even just a fantastic storage space and the property also benefits from uPVC double glazing and gas central heating. *** Only suitable for cash buyers who are not in a chain *** PLEASE ASK ABOUT LEASE INFO



Lounge/Diner

11' 3" x 19' 9" (3.43m max x 6.02m max)

The lounge-diner has a door to the front and dual aspect windows, two radiators and carpeted floor.

Kitchen

7' 5" x 9' 8" (2.27m x 2.95m)

The kitchen has a window and door to the side elevation, a radiator and vinyl flooring. There is also lovely fitted kitchen with a one and a half sink and drainer, electric oven, gas hob and a washer/dryer and extractor above the window.

Inner hall

The inner hall has access to the loft, a cupboard and a carpeted floor.

Bedroom One

8' 0" x 9' 9" (2.44m x 2.96m)

Bedroom one has a door to the rear elevation, a radiator and a carpeted floor.

Bedroom Two

5' 9" x 9' 8" (1.76m x 2.95m)

Bedroom two has a window to the rear elevation, a radiator, carpeted floor and wardrobes.

Shower Room

6' 4" x 6' 5" (1.94m x 1.95m)

The shower room has an opaque window to the side elevation, a radiator, cupboard and a white suite with a WC, basin and shower cubicle with a mains operated shower.

Outside

There is off road parking on the driveway and a tidy front garden which is mainly a lawn with perimeter fencing which covers the majority of the grounds. To the rear and the side there is a lawned area with established shrubs. In the rear garden there is also a secure outbuilding which can be used as a studio, garden room, home office or even secure storage.

Tenure

Believed to be Leasehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

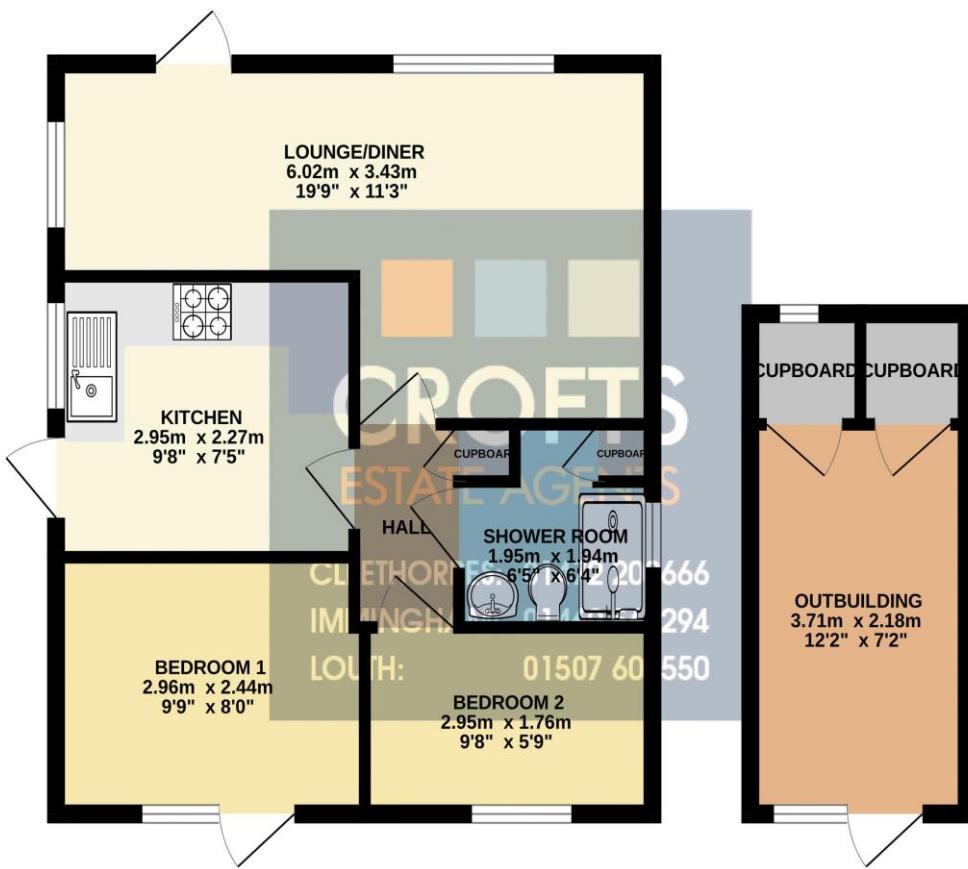
Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
53.3 sq.m. (573 sq.ft.) approx.



TOTAL FLOOR AREA: 53.3 sq.m. (573 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with PlanGrid ©2021

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.