



The Paddock Caravan Park, Ramsey Road, Warboys

Price: Offers in the Region of £150,000

- Newly Manufactured Park Home
- Fitted Kitchen & Bathroom
- Lounge & Dining Area
- Two Bedrooms
- Popular Village Location
- Close to Amenities
- Over 55's
- No Dogs Allowed

EPC Rating: Exempt



Accommodation Includes

Construction

Built to BS 3632 and protected by a 10 year Gold Shield structural warranty.

Pitched tiled roof with 40 year weatherproof guarantee.

PVCu double glazing with 10 year frame warranty and 5 year glazing warranty.

Feature Georgian bar and box bay windows.

Central roof dormer over feature front door with lintel and pilasters.

White corner quoins and feature brick effect slips below windows.

Living Space

Hessian backed soft grey carpet and Ashley Wilde fully lined curtains.

Feature fireplace with Flamerite electric fire.

Fraser style Graceland Mauve lounge suite with contrasting scatter cushions.

Furniture including Kingstown light oak effect extending dining table with slat back chairs, corner entertainment cabinet, display cabinet and coffee table.

Kitchen

Fully integrated fridge-freezer, dishwasher and washing machine.

Single electric oven and four burner hob with integrated extractor hood.

White fitted base and eye level units with Belfast style doors.

Lined Roman Blind.

Bedrooms & Bathroom

Double bedrooms with Graceland Angora wall-mounted headboards.

Fitted wardrobes and free-standing bedside cabinets.

Lined curtains with tie backs and Roman blinds.

Hessian backed soft grey carpet to bedrooms.

Feature wallpaper in bedrooms.

Porcelanosa wall tiles in Bathroom.

Lounge - 4.52m x 3.25m (14'10 x 10'8) -

Dining Area - 2.41m x 2.03m (7'11 x 6'8) -

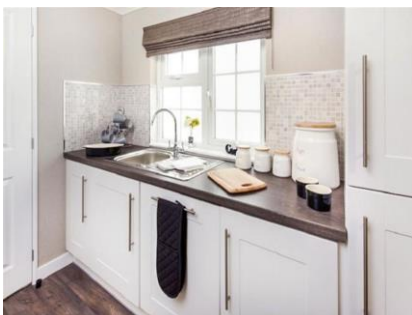
Kitchen - 3.45m x 2.77m (11'4 x 9'1) -

Bedroom One - 3.25m x 2.77m (10'8 x 9'1) -

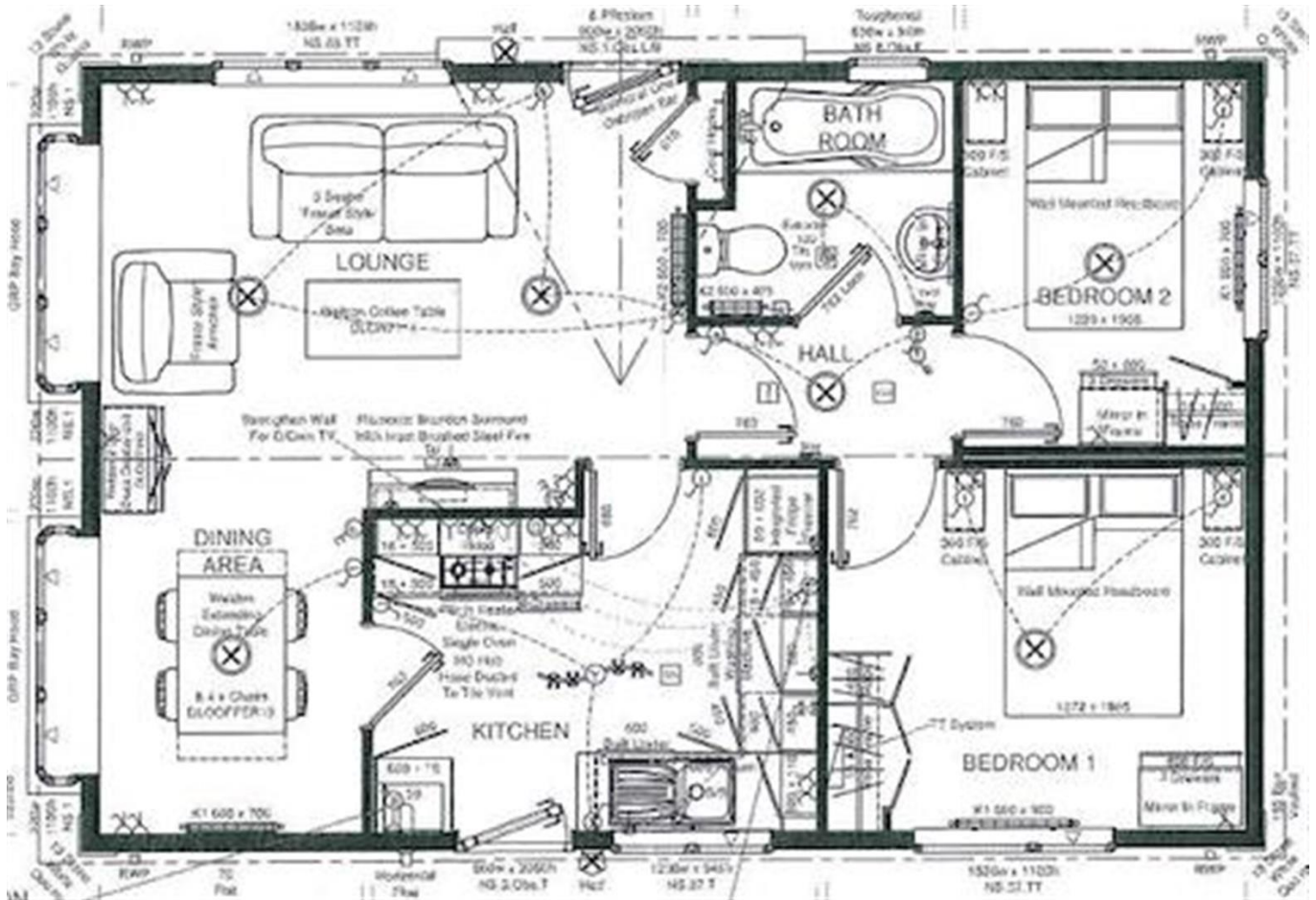
Bedroom Two - 2.79m x 2.18m (9'2 x 7'2) -

Further Information

There is a weekly charge of £35.50 to cover cost of ground rent, water and sewerage. Purchasers will be required to pay 50% of the purchase price at the point of order with the balance to be paid four weeks prior to delivery.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: RAM202955 - 0006



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