WILBEE & SON

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67 Dengrove Shalloak Road, Broad Oak, Canterbury, Kent, CT2 0PZ



VACANT, 2 BEDROOM STATIC HOME LOCATED ON A POPULAR RESIDENTIAL PARK APPROX. 4 MILES FROM THE CITY OF CANTERBURY . THE VILLAGE SHOP AND A PUBLIC HOUSE WITH RESTAURANT ARE CLOSE BY . BUS ROUTE TO CANTERBURY AND HERNE BAY AT HAND ,.MAINS GAS CENTRAL HEATING. DOUBLE GLAZING , MIN .AGE RESTRICTION OF 50 YEARS APPLIES , PET RESTRICTION ESTABLISHED SURROUND GARDEN ...IN GOOD CONDITION INTERNALLY SOME WHITE GOODS INCLUDED ...(PLEASE CHECK ON THIS BEFORE VIEWING PLEASE SERVICE CHARGE (TBC) ALLOCATED CAR PARK SPACE AT THE MAIN ENTRANCE .....PLEASE NOTE THAT THERE IS NO LEASE ON THIS TYPE OF PROPERTY , IT IS A PARK HOME /MOBILE HOME WHICH FALLS UNDER THE MOBILE HOMES ACT 1983 THEREFORE HAS NO SPECIFIED TERMS OF YEARS , IF PROPERLY AND REGULARLY MAINTAINED AND KEPT IN GOOD ORDER THE HOME COULD POSSIBLY LAST FOREVER .....

Offers Invited £99,950 Leasehold

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Main Entrance Door

Lobby
6'2" x 7'10" m (1.9m x 2.4 m)
Radiator,

Kitchen
9'10" max x 9'2" max (3m max x 2.8m max)
range of base units ,wall cupboards, resin sink unit with mixer tap, gas cooker , fridge, fridge/freezer , washing machine , power points ,airing cupboard with hot tank , door to inner hall and opening to the Lounge .

Lounge
12'5" x 10'1" (3.78m x 3.07m)
radiator, fitted gas fire , power points , tv point , telephone point , double glazed door to side garden .

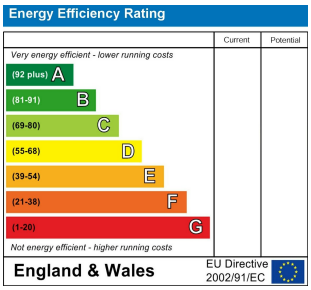
Inner Hall
Cupboard

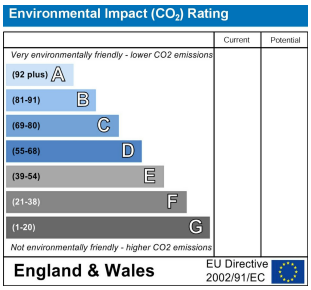
Bathroom/wc
6'8" x 5'6" (2.04m x 1.7m)
Panelled bath , Low level wc suite , pedestal wash basin , tiling, radiator , electric shavers point .

Bedroom
9'11" x 9'4" (3.04m x 2.87m)
Radiator, power points

Bedroom
9'6" x 6'10" (2.9m x 2.1m)
power point

Outside
Small garden areas to front , sides and rear mainly lawned , possible off road parking subject to alterations and consent from the Park / Site owners .





Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

These particulars are issued on the condition that any negotiations respecting the property are through Wilbee & Son. Every care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, Wilbee & Son do not hold themselves responsible for any expenses or loss of time incurred. Neither the Vendor, nor the Partners or any employee of Wilbee & Son make or give any representation or warranty in relation to the property.

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