



**Bells Park, Lynn Road, Swaffham, PE37 7BN**

**welcome to**

**Bells Park, Lynn Road, Swaffham**

A well presented and recently refurbished 2 bedroom detached park home, located within this adult only residential caravan park, just a short stroll from Swaffham town centre. Benefitting from an open-plan lounge & kitchen, UPVC double glazed windows, low maintenance garden and off-road parking..



## Accommodation:

UPVC Part Glazed door opening to:

### Open Plan Lounge/Kitchen

15' 10" Max x 9' 11" ( 4.83m Max x 3.02m )

#### Lounge Area

Feature fireplace with inset electric fire, UPVC Double glazed entrance door opening to side, UPVC double glazed windows to front and side aspect, two radiators.

#### Kitchen Area

Floor and wall mounted kitchen units with worktops over, stainless steel sink with mixer tap, space for electric oven, space and plumbing for washing machine, UPVC double glazed entrance door opening to side, UPVC double glazed window to side aspect, built in storage cupboard and radiator.

#### Bedroom 1

9' 10" x 6' 4" Max ( 3.00m x 1.93m Max )

Fitted wardrobes, carpet flooring, UPVC double glazed window to rear aspect, radiator.

#### Bedroom 2

6' 5" x 5' 9" ( 1.96m x 1.75m )

Currently being used as a dressing room, fitted shelving units and hanging rail, UPVC double glazed window to the side aspect, radiator.

#### Shower Room

Low level w.c, hand wash basin, walk in shower cubicle with door, UPVC obscure glass window to side aspect, heated towel rail.

#### Outside

Driveway providing off road parking for one vehicle, raised decking providing access to entrance doors. Paved patio area with low maintenance garden laid mainly to shingle.

#### Location

Swaffham is an historic market town, located approximately 30 miles from the Cathedral City of Norwich, 16 miles from King's Lynn, 17 miles from

both Sandringham and Thetford Forest and 28 miles from the coastal town of Hunstanton. The beautiful Norfolk Broads are also only about an hour away. Swaffham boasts ample free parking within the town and has a small, social history museum, many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there are schooling facilities for all ages and sport and leisure facilities. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

#### Council Tax Band

This property is Council Tax band A.

Please note that once a sale takes place, the Council Tax banding will be reviewed and may be subject to change.

#### Agents Note

This park home is subject to ground rent and service charges of approximately £120.00 per calendar month. There is also a park home site fee of 10% associated with the sale of the property. One pet is permitted per site. Further details of this can be obtained from William H Brown.

#### Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend using a solicitor. Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.



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welcome to

## Bells Park, Lynn Road, Swaffham

- Recently refurbished detached park home located within adult only residential caravan park
- 2 bedrooms
- Open-plan lounge & newly installed kitchen
- Recently installed shower room
- Low maintenance garden

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: A

offers in excess of

**£46,000**

### directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street in the direction of King's Lynn, which in turn becomes Lynn Road. Take the left hand turn onto Whitsands Road and Bells Park can be found immediately on the right hand side. On entering the park, the property will be identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM110100 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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