



Palma Park Shelley Street, Loughborough

welcome to

Palma Park Shelley Street, Loughborough

**** FOR SALE**** Well-presented Park home on an over 55s development offering a lounge diner, modern kitchen, two bedrooms and a family bathroom. Low-maintenance plot, move-in ready and conveniently placed for local amenities.

Entrance

Entrance to the property is via a upvc double glazed door into the lounge diner.

Lounge

15' 1" x 10' 2" (4.60m x 3.10m)

The lounge diner is open plan and has upvc double glazed patio doors to the front, a radiator and carpeted flooring.

Kitchen

The kitchen is fitted with a range of base and wall mounted units, vinyl flooring, gas cooker, integrated fridge and washing machine with a side door to the side garden.

Bathroom

The bathroom is fitted with a three-piece suite comprising of bath with shower over, low level wc and pedestal hand wash basin, vinyl flooring and an extractor fan.

Bedroom One

10' 2" x 9' 5" (3.10m x 2.87m)

Bedroom one has carpeted flooring, a radiator and a upvc double glazed window.

Bedroom Two

10' 2" x 7' 3" (3.10m x 2.21m)

Bedroom two has carpeted flooring, a radiator and a upvc double glazed window to the rear elevation.

Outside

To the rear of the property there is a small rear garden and two sheds. Parking is available at the nearby onsite car park.

Agents Notes

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase 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. Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)





view this property online williamhbrown.co.uk/Property/LBH115955



welcome to

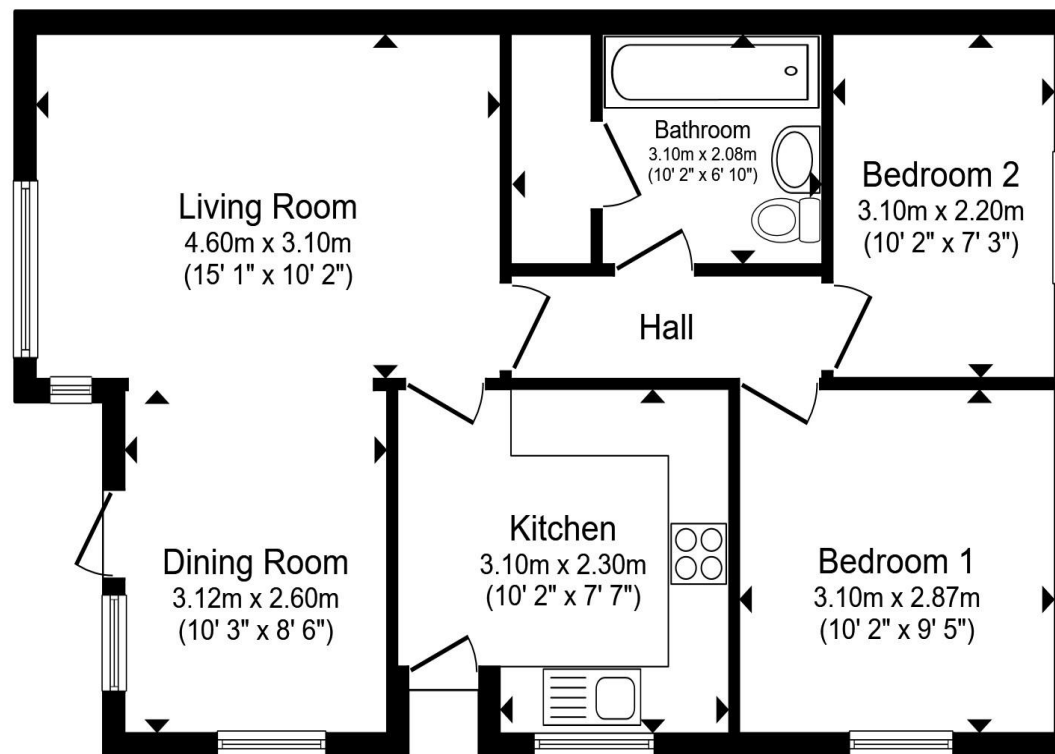
Palma Park Shelley Street, Loughborough

- Well Presented Park Home
- Lounge Diner
- Modern Fitted Kitchen
- Two Well-Proportioned Bedrooms
- Contemporary Bathroom

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£75,000



Total floor area 60.0 m² (646 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/LBH115955



Property Ref:
LBH115955 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk