





Mobile Home

OVERBURY WAY, BROADWAY ROAD, BROADWAY, WR12 7NN

Asking Price
£240,000

FEATURES

- ** SALE AGREED ** Off Road Parking For Two Vehicles
- Over 50's
- Views Towards Cotswold Hills
- Ensuite To The Master
- Close To Broadway Village
- No Onward Chain

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AVON ESTATES

3 Bedroom Mobile Home located in Broadway

Entrance Hall
Obscure double glazed door to the side aspect, single panel radiator and fitted carpets. Leads to the Inner Hall.

Inner Hall
Single panel radiator, access to a part boarded loft with ladder and light, airing cupboard with slatted shelving and single panel radiator. Leads to Sitting Room, Shower Room and Bedrooms One, Two and Three.

Sitting Room
20'2" x 11'5"
Double glazed bay window to the front aspect, double glazed sliding doors to the side aspect, TV point, telephone point, Sky point, two double panel radiators, fitted carpets, 'Optimist' electric feature fire, and wall mounted picture light above the fireplace. Opens to the Dining Room.

Dining Room
10'1" x 9'5"
Double glazed bay window to the front aspect, double panel radiator and fitted carpets. Opens to the Kitchen.

Kitchen
17'7" x 9'4"
Double glazed window to the side aspect, obscure double glazed door to the side aspect, range of wall and base units with worktop over, one and a half bowl sink, drainer, mixer tap, built in electric hob with filter hood over, built in double electric oven and microwave, built in washer/dryer, built in dishwasher, built in fridge/freezer, single panel radiator, vinyl flooring, fitted storage cupboard and cupboard containing 'Alpha' wall mounted boiler.

Master Bedroom
13'0" x 10'4"
Double glazed bay window to the side aspect, three double fitted wardrobes, double panel radiator and fitted carpets. Leads to the En-Suite.

Ensuite
Obscure double glazed window to the side aspect, three piece white suite comprising of a large walk-in shower, low level w/c and wash hand basin set into a vanity unit, tiled splash back, fitted carpets, spot lights, chrome heated towel rail that can switched to electric during hot weather, extractor fan and shaver point with light.

Bedroom Two
11'2" x 10'4"
Double glazed window to the side aspect, three double fitted overhead cupboards, two double and one single fitted wardrobes, double panel radiator and fitted carpets.

Bedroom Three/Study
6'9" x 5'4"
Double glazed window to the side aspect, tall fitted single cupboard, built in office furniture, single panel radiator, telephone point and fitted carpets.

Shower Room
Obscure double glazed window to the side aspect, three piece white suite comprising of a corner shower cubicle, dual flush low level w/c, wash hand basin set into a vanity unit, fitted carpets ,chrome heated towel rail that can be switched to electric during hot weather, single panel radiator and extractor fan.

Rear Aspect
Enclosed rear garden with patio area, beds and borders, 'Red Stone' chipped area suitable for pots, two gate's to the side aspect, 'PIR' courtesy lighting, two water butts, outside cold water tap, access under the home for storage and maintenance and metal 8' x 6' shed with plywood bench and metal racking.

Front Aspect
Block paved driveway providing off road parking for two vehicles, slate chipped beds and borders, 'PIR' courtesy lighting and outside power point.

Tenure - Non Traditional
Tenure – Non-Traditional: The park home is owned by the purchaser, while the pitch is occupied under a licence agreement governed by the Mobile Homes Act 1983 (as amended). The agreement provides an ongoing right of occupation, subject to its terms and statutory provisions, and transfers to the new owner when the home is sold. Pitch fees and site rules may apply. Purchasers should have the agreement and associated charges checked by their legal adviser.

Anti Money Laundering
We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the purchase of this or any other property two forms of identification will be required. Further information is available from our office.

Council Tax Band

Currently tax band 'A' this is subject to change during the conveyance if the property has been extended since 1st April 1991

NB

Whilst we endeavour to make our sale's details accurate, if at any point there is anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some distance to view the property. These particulars are not to form part of the sale contract and may be subject to errors and/or omissions. The agents did not verify the property's structural integrity, ownership, tenure, acreage, planning/building regulations, status, square footage or the availability/operation of services and/or appliances. The property is sold subject to any rights-of-way, public footpaths, wayleaves, covenants and any other issues or planning/building regulation matters which may affect the legal title. Prospective purchasers must satisfy themselves as to the particulars correctness and should seek legal validation of all matters prior to expressing any formal intent to purchase. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale contract. No person in this firm's employment has the authority to make or give any representation or warranty in any respect









Ground Floor



AVON ESTATES

Call us on

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Council Tax Band - A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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