



# Rachel J Homes

*Estate Agents*

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## **FIRTREE AVENUE, OAKTREE PARK, LOCKING, BS24 8RG**



- **Double Park Home**
- **Two Bedrooms**
- **Lounge and Dining Room**
- **Kitchen**
- **Wet Room**
- **Allocated Parking Space**
- **Double Glazed and GCH**
- **No Chain**

## **£100,000**

Rachel J Home is delighted to market this Double Park Home ideally situated on the popular Oaktree Park site. If you are looking for somewhere to make your own then make sure this is on your list to view. The accommodation briefly comprises of Lounge, Dining Room and Kitchen, Two Bedrooms, Wet Room, Wrap around Garden, Allocated Parking Space. Added benefits include double glazing and gas central heating. Accompanied viewings - CALL NOW!!

#### **Entrance Porch**

UPVC Double glazed construction, tiled flooring, UPVC Double glazed door into:

#### **Kitchen** 13' 2" by 9' 3" (4m 1cm by 2m 82cm)

UPVC Double glazed window to side, range of wall and base units with work surface over and tiled splash back, stainless steel sink with drainer, free standing gas cooker, cupboard housing Baxi combination boiler, storage cupboard, space for washing machine and tumble-dryer, door into:

#### **Dining Room** 9' 8" by 8' 5" (2m 95cm by 2m 57cm)

UPVC Double glazed window and door to side, radiator, heating thermostat, wood and glass doors into:

#### **Lounge/Diner** 19' 2" by 11' 5" (5m 84cm by 3m 48cm)

Dual aspect UPVC double glazed windows to front and side, telephone point, two radiators, electric fire with surround and hearth, tv point.

#### **Inner Hallway**

Vinyl flooring, doors off.

#### **Bedroom One** 10' 8" by 9' 5" (3m 25cm by 2m 87cm)

UPVC Double glazed window to rear, radiator, built-in wardrobes.

#### **Bedroom Two** 9' 8" by 9' 5" (2m 95cm by 2m 87cm)

UPVC Double glazed window to rear, radiator.

#### **Wet Room** 6' 7" by 5' 4" (2m 1cm by 1m 63cm)

UPVC Double glazed obscure window to side, radiator, low level W/C, pedestal hand wash basin, wall-mounted Mira electric shower, extractor fan, tiled walls, shaver point.

#### **Wrap-around Garden**

Laid to lawn with patio area to rear and decorative gravel, shrub borders, storage shed, storage box and outside water tap.



### **Agents Note**

All measurements are approximate and cannot be relied upon. All items in photos are not included unless specifically stated. Rachel J Homes have not tested any equipment or services & cannot verify the working order. Any references to the tenure of a Property and/or to any service or other charges are based on information supplied by the Seller and has not been verified. Checking the availability and booking an appointment with Rachel J Homes is advised prior to travelling to see any property.

The Floorplan &/or EPC Rating are provided on behalf of the seller of the property by a third party and delivered to Rachel J Homes to use as a guide only and cannot be relied upon. Rachel J Homes assumes no liability or offers no warranty as to the accuracy or validity of the information and provides them for general guidance purposes only.

### **Additional Information**

Ownership of a Park Home is in accordance with the Mobile Homes Act 2013.

Ground rent is £257.84 per calendar month.

Council Tax Band A - Approx.£1390. Per Annum

A parking space will be allocated by the site upon purchase.





While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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