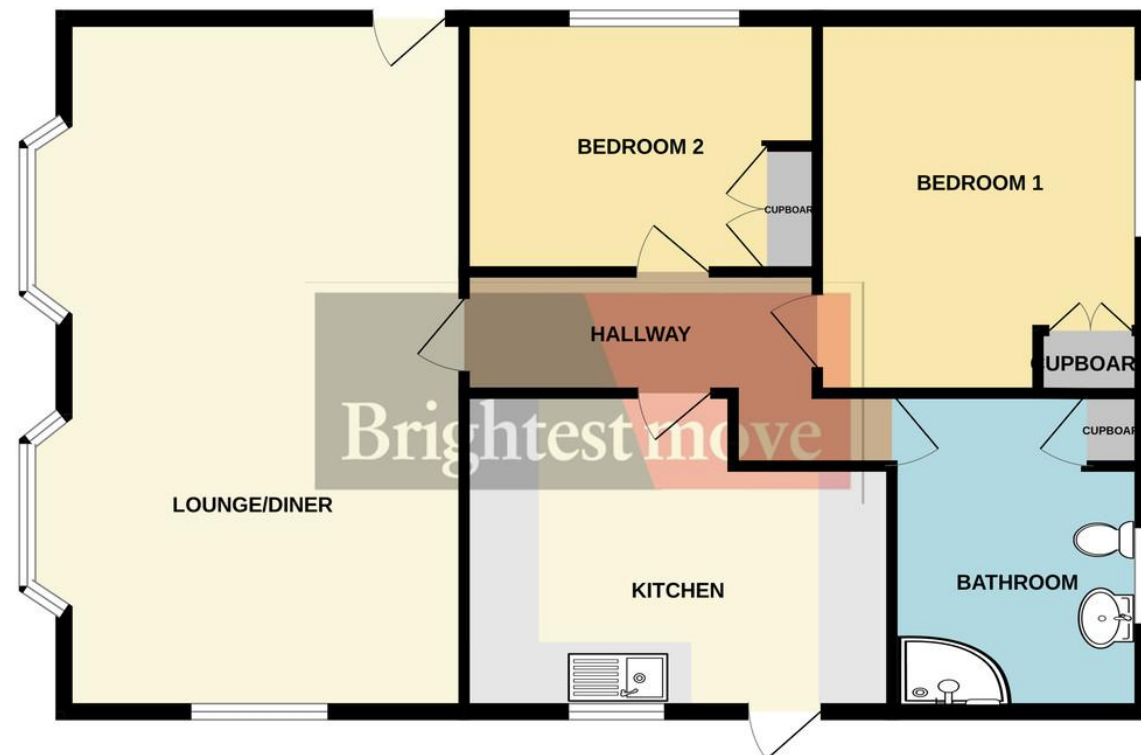


GROUND FLOOR



## 4 Willow Drive, Oaktree Park, BS24 8RG

- Residential Park Home
- Two Bedrooms
- Lounge/Diner & Kitchen
- Sought After Site
- No Onward Chain
- Tucked Away Position

**Asking Price: £119,950**

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. WCH Capital Ltd trading as Brightestmove and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of WCH Capital Ltd trading as Brightestmove or the vendors.

Equipment: WCH Capital Ltd trading as Brightestmove has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

**NO ONWARD CHAIN - Brightestmove are pleased to offer to the market this RESIDENTIAL DOUBLE UNIT PARK HOME situated on the sought after site of OAKTREE PARK. Property briefly comprises TWO BEDROOMS, shower room, LOUNGE/DINER & kitchen. Further benefits include 'tucked away' location on the site, OFF ROAD PARKING, gas central heating, AIR CONDITIONING and UPVC double glazing.**

#### **ENTRANCE**

Enter via UPVC double glazed door into Lounge/diner.

#### **LOUNGE/DINER**

19' 6" x 11' 5" (5.94m x 3.48m) Two UPVC double glazed bay windows to side aspect, UPVC double glazed window to rear aspect, electric feature fireplace, two radiators, air conditioning unit, television point, carpet flooring, door to hallway.

#### **HALLWAY**

Doors off to both bedrooms, shower room and kitchen, carpet flooring, radiator.

#### **KITCHEN**

10' 4" x 9' 5" (3.15m x 2.87m) UPVC double glazed door to rear aspect, UPVC double glazed window to rear aspect. Range of wall and base units with roll edge worktop over and inset sink & drainer. Space for fridge/freezer, space and plumbing for washing machine, gas oven with hob over and panelled splashback, vinyl flooring, wall mounted WORCESTER combination boiler (fitted 2021).

#### **BEDROOM ONE**

9' 7" x 7' 11" (2.92m x 2.41m) UPVC double glazed window to side aspect, radiator, carpet flooring, fitted double wardrobe.

#### **BEDROOM TWO**

7' 11" x 6' 9" (2.41m x 2.06m) UPVC double glazed window to front aspect, radiator, telephone point, carpet flooring, built in double wardrobe.

#### **SHOWER ROOM**

UPVC double glazed obscure window to side aspect, corner shower cubicle, heated towel rail, low level WC, vanity wash basin with cupboard under and mirror over, extractor fan, storage cupboard.

#### **OUTSIDE**

Plot laid predominantly to paving with stone chippings area, mature shrub border. Parking for one car will be allocated by the site.

#### **TENURE/INFORMATION**

Ownership of a Park Home is in accordance with the Mobile Homes Act 2013.  
Ground rent is £257.84 per calendar month.  
We are advised this property is Council Tax Band A.

