



**61 PALMA PARK HOMES, SHELLY STREET, LOUGHBOROUGH
LEICESTERSHIRE LE11 5LD**



PRICE: £84,950

Situated on an over 55 developments. This park home offers accommodation to include a lounge, dining area off, fitted kitchen, two double bedrooms, and bathroom with low maintenance garden to the side and rear of the property. Energy rating exempt.

THINKING OF SELLING?

**For a FREE VALUATION of your property without obligation
RING FRECKELTONS on 01509 214564**

Residential Sales

ACCOMMODATION:

ENTRANCE DOOR: Steps on entrance door leads to:-

KITCHEN: 3.2m x 2.74m (10' 6" x 9' 0") Comprises of a range of base and eye level units with roll edge works surface. Space for oven, washing machine and fridge freezer. Inset sink. UPVC double-glazed window to the side elevation. Ceiling light point. Central heating radiator. Door leads to:-

LOBBY: Ceiling light point. Built-in cupboard. Central heating thermostat. Doors to:-

BEDROOM ONE: 2.92m x 2.69m (9' 7" x 8' 10") UPVC double-glazed window to the side elevation. Ceiling light point. Built-in double wardrobe and single wardrobe over bed recess.

BEDROOM TWO: 2.92m x 2.69m (9' 7" x 8' 10") UPVC double-glazed window to the side elevation. Ceiling light point. Built-in wardrobes double to one side and single to the other of the bed recess.

BATHROOM: Comprises of a three piece suite to include bath with shower attachment over W.C and wash hand basin. Obscure double-glazed window to the side elevation. Ceiling light point.

LOUNGE: 3.4m x 3.0m (11' 2" x 9' 10") Window to the front elevation. Ceiling light point. Night storage heater. Fireplace and open to:-

DINIG AREA: 2.97m x 2.62m (9' 9" x 8' 7") Patio doors to the side elevation and window to the front elevation. Ceiling light point. Night storage heater. Linen flooring.

OUTSIDE: The property is accessed via walk way which has stoned area to the right hand side which leads down to the rear of the property where there is further stoned area and patio area which is for a bench or seat. This wraps around to the side of the home leading back to the front where there is further stoned area and has standing gas bottles.

DIRECTION NOTE: From our offices, proceed in a southerly direction on the A6 Leicester Road and at the first set of traffic lights turn right onto Southfield Road following the road around to the right and to the left. Continue on Forest Road and at the traffic island junction on Epinal Way take the fourth exit onto Epinal Way. Continue along Epinal Way to the third traffic island junction to Warwick Way and continue on Warwick Way taking the first right hand turn onto Milton Street, where shortly entering Milton street, Palma Park can be located on the right hand side. Upon entering the park, follow the road around to the right and as it bends around to the left number 61, can be located on the left.



SERVICES: Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

TENURE/POSSESSION: We understand the property to be freehold however it is subject to a monthly service charge of £169.41. Vacant possession will be given upon completion of the sale.

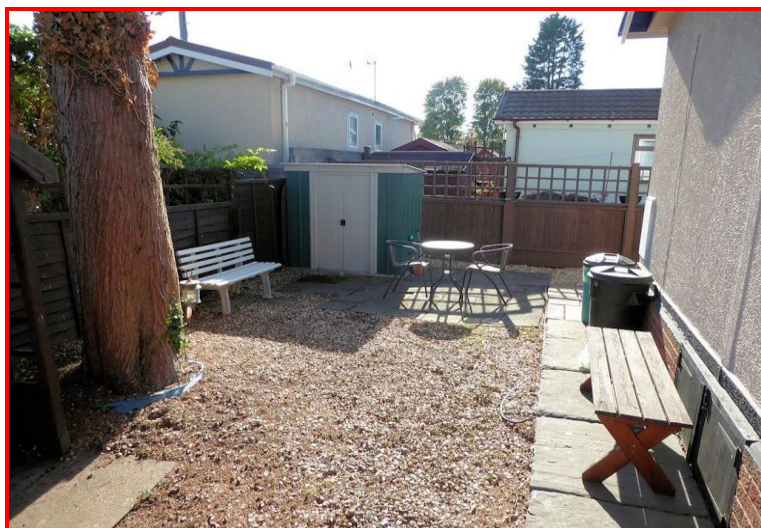
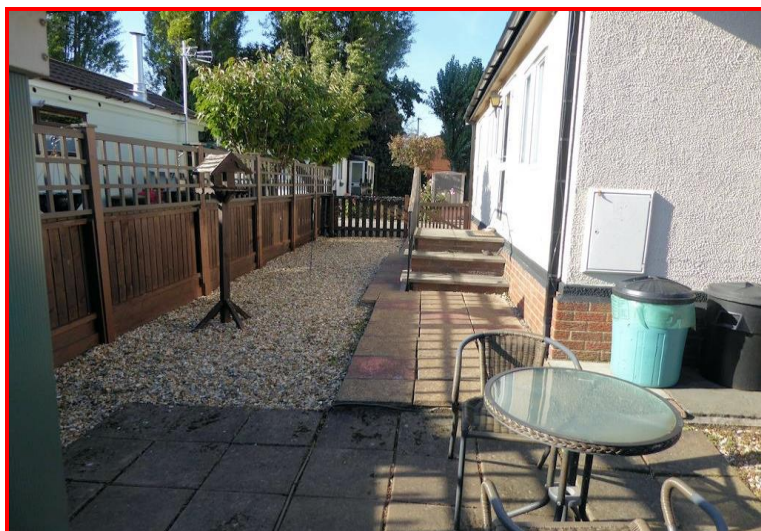
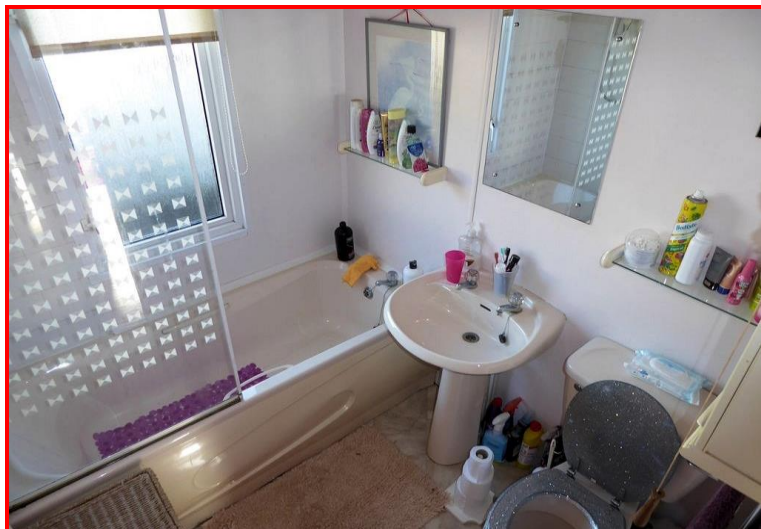
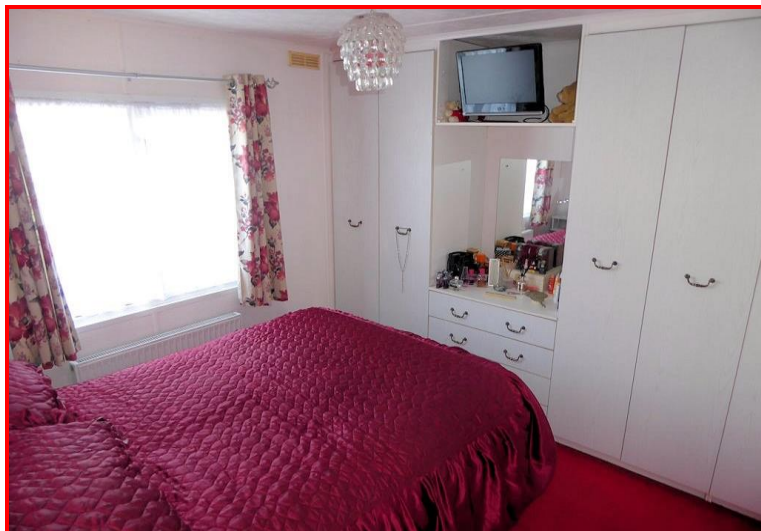
LOCAL AUTHORITY: Charnwood Borough Council, Southfields, Loughborough 01509 263151

PURCHASE PROCEDURE: Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.

MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being instructed in the purchase.

VIEWING: Strictly by prior appointment through ourselves.

IMPORTANT NOTE: All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above. Details produced on the 02/10/2018. We are members of The Property Ombudsman scheme.



Ground Floor

