

20 Ashgrove Park,

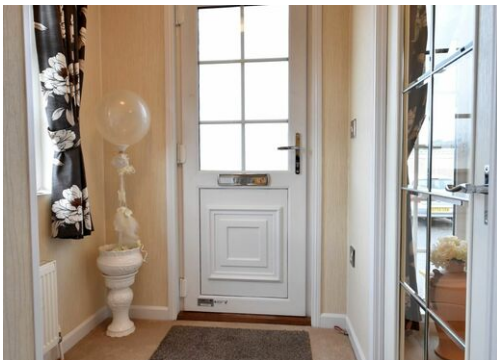
Elgin,

IV30 1UR



Fixed Price £95,000

2 Bedroom 35ft x 20ft Park Home benefiting from a Garage and Driveway.



Features

2 Bedroom 35ft x 20ft Park Home

Corner Plot position with Garage and Driveway

En-Suite Shower Room and Walk-in Wardrobe

Double Glazing

Gas Central Heating

Accommodation comprises an Entrance Hallway, Lounge / Diner, Kitchen, Inner Hallway, Master Bedroom with En-Suite Shower Room and Walk-in Wardrobe, a 2nd Double Bedroom and a Bathroom. The park home benefits from a loc-bloc driveway to the front and rear.

Entrance to the Property is via is a uPVC front door with double glazed frosted window leading to:

Hallway

A coved ceiling with ceiling light fitting
Double glazed window to the side
Single radiator
Fitted storage cupboard which also houses the gas boiler
Fitted carpet

Doors lead to the Lounge / Diner and to the Kitchen

Lounge / Diner – 19'4" (5.89) x 14'2" (4.32) reducing to 9'7" (2.91)

A coved ceiling with 3 ceiling light fittings
A double glazed bay window to the front, with a double glazed window to the front and side
Double glazed French patio doors to the side lead out to the garden area
A mock fireplace surround with electric fire
2 double radiators
Space to accommodate a dining table
Fitted carpet

Doors lead to the Kitchen, Main Hallway and Inner Hallway

Kitchen – 11'4" (3.45) max x 9'5" (2.86) max

Ceiling light fitting
Double glazed window to the side
Double radiator
Wall mounted cupboards with under unit lighting and display cabinet with lighting within
Fitted base units with roll top work surfaces
Integrated gas hob, overhead extractor unit and electric oven
1 ½ style sink with drainer unit and mixer tap
Integrated dishwasher, washing machine and fridge/freezer
Vinyl flooring
A door leads into the Lounge/Diner and a side entrance door leads out to the driveway area

Inner Hallway

Coved ceiling with light fitting
Loft access hatch
Fitted carpet

Doors lead to the Master Bedroom, Bedroom 2 and the Bathroom.

Master Bedroom with En-Suite Shower Room and Walk-in Wardrobe – 10'2" (3.10) plus wardrobe space x 9'5" (2.86)

Coved ceiling with light fitting
Double glazed window to the side
Double radiator
Fitted drawer space with matching bed side units
Fitted carpet

Doors lead to the En-Suite Shower Room and Walk-in Wardrobe

En-Suite Shower Room – 5'1" (1.54) x 5' (1.52)

Coved ceiling with light fitting
Double glazed frosted window to the rear
Single radiator
Shower cubicle enclosure with mains shower and tiled walls within
Vanity unit with recessed wash basin and press flush W.C
Vinyl flooring

Walk-in Wardrobe – 5'1" (1.54) max x 4'2" () max

Coved ceiling with light fitting
Single radiator
Hanging rail and shelf space
Storage cupboard
Fitted carpet

Bedroom Two – 8'9" (2.66) x 7'6" (2.28) plus door recess area wardrobe space

Coved ceiling with light fitting
Double glazed window to the side
Single radiator
Fitted overhead cupboard space and matching bedside units
Fitted wardrobes with single radiator within
Fitted carpet

Bathroom – 6'3" (1.89) x 6'11" (2.10)

Coved ceiling with light fitting
Double glazed frosted window to the side
Single radiator and heated towel rail
Bath and vanity unit with recessed wash basin and a press flush W.C
Vinyl flooring

Outside Space

The park home benefits from a site which features garden space mostly laid to gravel with a variety of plants and shrubs

There is a garden area to the rear which has artificial grass

Driveway and Garage

The park home benefits from a garage to the rear fitted with lighting and power within
There is parking to the garage area and to the front

Council Tax:

Currently Band - A

Note 1

All fitted blinds, floor coverings and light fittings are to remain.

There is a site factoring lease fee of approximately £157.40 per month. Any interested party will have to have a site meeting with Ashgrove Park to discuss and agree to the park lease agreement terms and conditions.





Important Notice

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Particulars

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Entry

By mutual agreement

Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

FREE VALUATION

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.