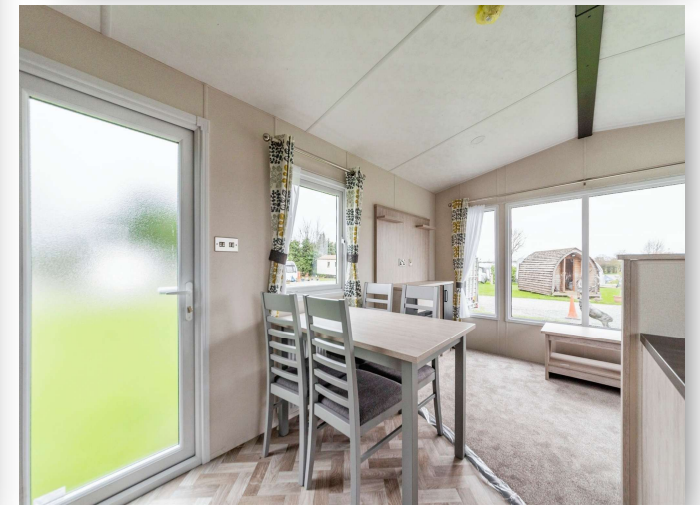




Greenacres Caravan Park Lincoln Road, Tuxford NG22 0JN

welcome to

Greenacres Caravan Park Lincoln Road, Tuxford Newark

A Delta Woodbury Park Home boasting two bedrooms, ensuite to the master, built-in storage and integrated appliances. Greenacres offers TWELVE MONTH stays, so do not miss out on this fantastic site and all it has to offer.



Kitchen/Diner/Lounge

11' 7" x 16' 7" (3.53m x 5.05m)

Kitchen with base and wall units, sink and drainer, integrated microwave, fridge freezer, gas cooker and grill. Double glazed window to the side and door to side.

Living area with L-Shaped sofa housing a pull out bed, dining table and four chairs and UPVC double glazed windows to the front and side. Feature fireplace.

Hallway

Access to both bedrooms and bathroom.

Bedroom One

11' 7" max x 7' 3" max (3.53m max x 2.21m max)

Master bedroom with built in wardrobes, bed, dressing table and stool plus a window to the side.

Ensuite

WC and wash hand basin plus window to the side.

Bedroom Two

5' 4" x 8' (1.63m x 2.44m)

Bathroom

WC, sink and shower cubicle with thermostatic shower mixer. Double glazed window to the side.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

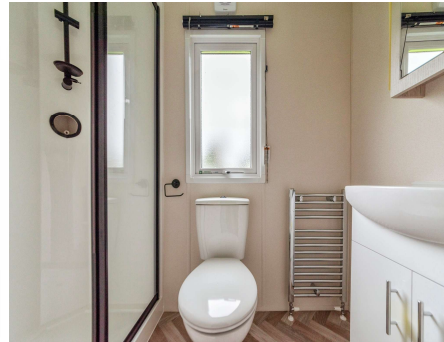
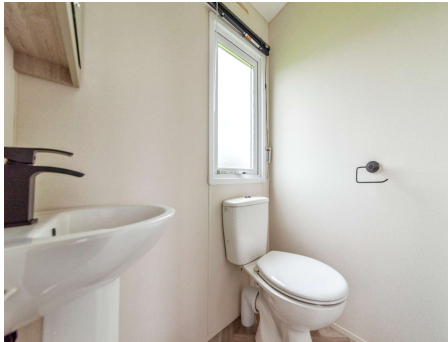
Greenacres Caravan Park Lincoln Road, Tuxford Newark

- BRAND NEW HOLIDAY HOME
- TWO BEDROOM
- ENSUITE TO MASTER
- 32FT x 14FT
- 12 MONTH SITE

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£70,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWK105645



Property Ref:
NWK105645 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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