

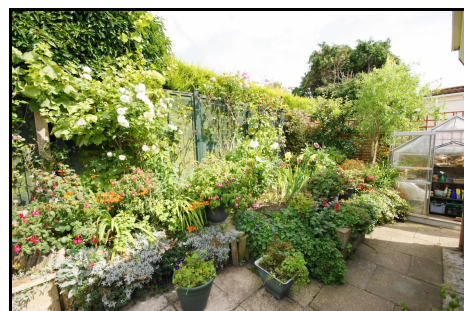
Head Office:
Dixon Kelley Estate Agents
1 Penn Court
Station Road, West Moors
Dorset. BH22 0JJ

Dorset Park Homes



Telephone: 01202 877511

**14 Gracelands Park,
Lyndhurst Road, Christchurch, Dorset BH23 4SE**



**1-Bedroom Park Home plus Study
Approx 40' x 10'**

This drawing has been prepared for diagrammatic purposes only. Not to scale.

- **Porch**
- **Lounge/Diner**
- **Modern Kitchen**
- **Double Bedroom**
- **Study**
- **Bathroom**
- **Gas Central Heating**
- **PVCu Double Glazing**
- **Parking on Plot**
- **Patio Garden. Shed.**
- **Garage**
- **Semi/Retirement Park 55 plus**
- **Cats allowed**

PITCH FEE: approx £130 pcm

PRICE £65,000

Approximate room dimensions and brief description:

- **PORCH:** Plumbing for automatic washing machine.
- **KITCHEN:** 9'2' x 6'5' . Roll top work surfaces with inset stainless steel sink unit having mixer tap fitted. 3 Base cupboards and nest of drawers. 2 Wall Cupboards. Tall storage cupboard. Wall mounted Combination Gas Fired Boiler (system untested). Telephone point. PVCu window.
- **LOUNGE/DINER:** 13'0' x 9'2' Feature Fireplace. PVCu Double glazed window. Television point.
- **HALL:** Radiator.
- **BEDROOM 1:** 9'2' x 9'8' . Triple fitted wardrobe with mirrored doors. PVCu double glazed window. Radiator.
- **STUDY:** 6'4' x 4'6' . PVCu double glazed window. Radiator.
- **BATHROOM:** 6'4 x 5'0' . Panelled bath with thermostatic shower unit over with tiled surround. Pedestal was hand basin. Low level w.c. Extractor fan. PVCu double glazed window. Radiator.

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S AGENT Dorset Park Homes 01202 877511

IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase Ref:W02657

The recommended specialist in Park Home sales
Proprietor: Simon Dixon