

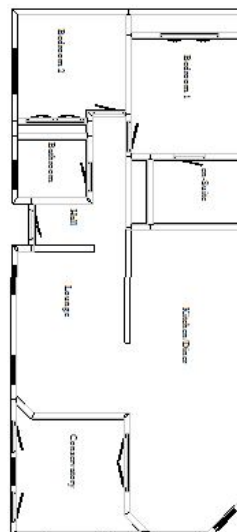
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www.dorsetparkhomes.com

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**9 Rose Court, Organford Country Manor,
Poole Dorset. BH16 6ES**



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

**Additional photographs at
www.dorsetparkhomes.com**

2-Bedroom Park Home approx 46' x 20' (2010)

- **Entrance Hall**
- **Large Lounge**
- **Modern Kitchen/Diner**
- **2-Double Bedrooms**
- **En-Suite Shower Room**
- **Bathroom**
- **Conservatory**
- **Gas Central Heating**
- **PVCu Double Glazing**
- **Good Parking Area**
- **Garden. Wonderful Deck Area**
- **Age Restriction 45+**
- **Pets Considered**
- **Rural Views**

Pitch Fee: approx £ 2080 including sewage per annum.

PRICE £169,950

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:W02852

Approximate room dimensions and brief description:

- **HALL:** Storage cupboard. Hatch to loft space.
- **LOUNGE/DINER: 14'4" x 9'5".** Feature fireplace with electric fire fitted (untested). Television aerial point. Radiator. PVCu double glazed windows to dual aspect. Coved and smooth ceiling. Access to kitchen/dining room.
- **KITCHEN/DINER: 26'10" x 9'6".** Roll top work surfaces with inset sink unit with mixer tap fitted. Good range of wall and base cupboards. Built in gas oven, gas hob and extractor fan (appliances untested). Integrated automatic washing machine, fridge, freezer and dishwasher. Fitted microwave oven with side and low storage. Central breakfast bar with base units and drawers under. PVCu double glazed windows overlooking countryside. 2 double radiators. Laminate flooring. Velux windows. Double opening doors to:
- **CONSERVATORY: 10'0" x 9'5":** Panelled ceilings. PVCu double glazed double doors opening to deck area.
- **BEDROOM 1: 10'3" x 9'6".** Built in double wardrobes with vanity unit and dresser unit. Radiator. PVCu double glazed windows. Coved and smooth ceiling.
- **EN SUITE:** Shower cubicle with electric thermostat shower fitted (untested). Vanity unit with lower cupboard and tiled splash back. Heated towel rack. Medicine cabinet. Low level WC. Cupboard housing gas boiler serving domestic hot water and gas central heating system (untested). Coved and smooth ceiling. PVCu double glazing.
- **BEDROOM 2: 9'5" x 9'2".** Fitted wardrobe with vanity unit and dresser unit. Overhead bed storage. Double radiator. PVCu double glazing. Coved and smooth ceiling.
- **BATHROOM:** Panelled bath with shower screen. Vanity unit with lower storage. Medicine cabinet. Low level WC. Heated towel rack. PVCu double glazing. Coved and smooth ceiling. Extractor fan.