



### Low Meadow Park, Griston, Thetford, IP25 6PX

Very well presented, two bedroom park home for over 45`'s enjoying open countryside views to the front, situated on a small popular development in Griston. The property offers en-suite shower room and bathroom, gardens, parking, central heating and UPVC double glazing.

**Guide Price £160,000 - £170,000 Leasehold**



### Outside

Well maintained lawn area to front and rear, shrubs and plants to beds, driveway to side providing off-road parking, storage shed of concrete panel construction, seating area to side laid to shingle, outside tap, outside light, outside double electric point, wooden fence to perimeter.

### Agent's Note

This park home is subject to ground rent of approximately £125.00 per calendar month. There is also a park home site fee of 10% associated with the sale of the property. Further details can be obtained from Longsons.

### Agent's Notes 2

Council tax band A (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Well Presented Park Home
- Two Bedrooms
- Modern Kitchen
- Lounge/Dining Room
- En-suite to Bedroom One
- Gardens
- Parking
- No Onward Chain!
- Stamp Duty Not Applicable

Guide Price £160,000-£170,000

Situated with open countryside views to the front, on a small popular park home development for the over 45's, Longsons are delighted to bring to the market this well presented, two bedroom park home. This fantastic property offers en-suite shower room and bathroom, gardens, parking, communal LPG gas central heating and UPVC double glazing. Stamp duty does not apply!

Viewing highly advised!

Offered for sale CHAIN FREE!

Briefly, the property offers entrance hall, lounge/dining room, kitchen, two bedrooms, en-suite shower room to bedroom one, bathroom, gardens, parking, communal LPG gas central heating and UPVC double glazing.

### GRISTON

The small village of Griston has public house and restaurant The Wagon & Horses, village church and is close to the renowned Pingo Walks, Ice Age

mounds filled with water. Thetford 13 miles; Norwich 27 miles ( all with train stations) and Watton is 3 mile.

### Entrance Hall

UPVC double glazed entrance door to front, two built in cupboards, loft access, radiator.

### Lounge/Dining Room 19'9" (6.02m) Max x 19'3" (5.87m) Max

UPVC double glazed windows to front and side aspect, UPVC double glazed French doors opening to side, feature electric fireplace, two radiators.

### Kitchen 13'2" (4.01m) x 9'3" (2.82m)

Modern fitted kitchen units to wall and floor, worksurface over, stainless steel sink unit with mixer tap and drainer, integrated dishwasher, integrated electric oven, integrated gas hob with

extractor hood over, space for tall fridge/freezer, space and plumbing for washing machine, tiled splashback, UPVC double glazed window to side aspect, UPVC double glazed entrance door to side, radiator.

### Bedroom One 10'7" (3.23m) x 7'7" (2.31m)

UPVC double glazed window to side aspect, fitted wardrobes, door to en-suite shower room.

### En Suite Shower Room

Shower cubicle, wash basin, WC, extractor fan, radiator.

### Bedroom Two 10'6" (3.2m) x 9'5" (2.87m)

UPVC double glazed window to side aspect, fitted wardrobes, radiator.

### Bathroom

Bath, wash basin, WC, tiled splashback, extractor fan, obscure glass UPVC double glazed window to side aspect.

