



## Peacehaven Park, Marham, Kings Lynn, PE33 9HR

**OFFERED CHAIN FREE!!**

Well presented two bedroom park home for the over 55s, with en-suite shower room and parking situated in the popular village of Marham. The property offers air conditioning to lounge, oil fired central heating and UPVC double glazing.

**Price £120,000 Leasehold**





Situated in the popular village of Marham, Longsons are delighted to being to the market this well presented, two bedroom park home for the over 55's. The property offers en-suite shower room, air conditioning to the lounge/dining room, parking, oil fired central heating and UPVC double glazing.

CHAIN FREE!

Briefly, the property offers entrance hall, lounge/dining room, kitchen, two bedrooms, en-suite shower room, separate shower room, oil fired central heating, parking, small garden and UPVC double glazing.

#### SWAFFHAM

Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants. The town is well catered for with a Waitrose and other supermarkets, an excellent Saturday market, three doctors surgeries, free parking throughout the town and also primary, secondary and higher schools.

#### Entrance Hall

Built-in storage cupboard, entrance door opening to side aspect, radiator.

#### Lounge/Dining Room

**16'0" (4.88m) Max x 11'1" (3.38m) Max**

Feature fireplace with electric fire, air conditioning unit, two radiators, UPVC double glazed dual aspect windows to front and side.

#### Kitchen

**11'11" (3.63m) x 9'3" (2.82m)**

Range of fitted kitchen units to walls and floor complemented by a roll edge worktop, stainless steel sink unit with mixer tap and drainer, tiled splashback, integrated oven and hob with extractor hood over, space and plumbing for washing machine, integrated fridge/freezer, cupboard housing oil fired central heating boiler, entrance door opening to side aspect.

#### Bedroom One

**9'11" (3.02m) x 9'3" (2.82m)**

Walk-in wardrobe, UPVC double glazed window to side aspect, radiator, door to en-suite shower room.

#### En-Suite Shower Room

Shower cubicle, wash basin, WC, obscured glass UPVC double glazed window to side aspect.

#### Bedroom Two

**10'0" (3.05m) x 9'4" (2.84m)**

Fitted wardrobe, UPVC double glazed window to side aspect, radiator.

#### Shower Room

Double shower cubicle, wash basin, WC, towel radiator, obscure glass UPVC double glazed window to side aspect.

#### Outside

Driveway to side laid to shingle providing parking, paved patio seating area to rear, area opposite side laid to lawn, metal storage shed, selection of shrubs and plants to beds, outside tap.

#### Agent's Note

This park home is subject to ground rent and service charges of approximately £190.00 per calendar month. One pet is permitted per pitch. Further details can be obtained from Longsons.

Council tax band A (Own enquiries should be make 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.

- Over 55's
- CHAIN FREE
- Two Bedrooms
- Air conditioning to Lounge
- Parking
- Oil Central Heating
- UPVC double glazing
- En-suite Shower Room

