



## Asking Price £150,000

Nestled in a prime position fronting onto beautiful woodland, this spacious and well-presented two-bedroom park home offers a peaceful retreat with picturesque surroundings. Lovingly maintained by the current owner, the property boasts a bright and airy lounge, a separate dining room, and a modern fitted kitchen. The accommodation also includes two well-proportioned bedrooms and a contemporary shower room. Outside, the low-maintenance gardens wrap around the home, providing a perfect outdoor space to enjoy the natural setting. A private driveway offers convenient off-road parking. Additional benefits include central heating, double glazing, and a stylish kitchen upgrade. Viewing is highly recommended to fully appreciate this charming home and its idyllic location. Offered to the market with no onward chain



## Valley Walk, Glenholt, PL6 7NN

### Accommodation Comprises

#### Entrance Porch 1.92m (6' 4") x 1.07m (3' 6")

Double glazed porch with semi glazed door to the kitchen.

#### Kitchen 3.89m (12' 9") x 2.82m (9' 3")

Base and eye level storage cupboards with roll edge worktops. Inset sink and single drainer with mixer taps. Built in double oven and hob with extractor hood over. Built in storage cupboard housing the gas boiler. Integrated fridge and freezer. Integrated dishwasher. Double glazed window to the side aspect. Single radiator. Glazed door to the dining room.

#### Dining room 2.83m (9' 3") x 3.06m (10' 0")

Laminate flooring. Double glazed window to the side aspect. Single radiator. Opens into the lounge and inner

#### Lounge 5.97m (19' 7") x 3.53m (11' 7")

Dual aspect room with double glazed windows to the front and side aspects. Double radiator. Single radiator. Feature fireplace.

#### Inner hall 2.18m (7' 2") x 0.95m (3' 1")

#### Bedroom one 3.35m (11' 0") x 2.82m (9' 3")

Fitted wardrobes. Double glazed window to the rear aspect. Double radiator.

#### Bedroom two 3.02m (9' 11") x 2.43m (8' 0")

Double glazed window to the rear aspect. Single radiator.

#### Shower room 2.01m (6' 7") x 1.68m (5' 6")

Shower cubicle with fitted shower unit. Pedestal wash hand basin and low flush WC. Obscure double glazed window. Heated towel rail.

#### Outside

Level garden wrap around the property.

#### Off street parking

Drive provides off road parking for one vehicle.

#### Ground rent

Ground Rent of £194 monthly and includes water charges

#### Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.



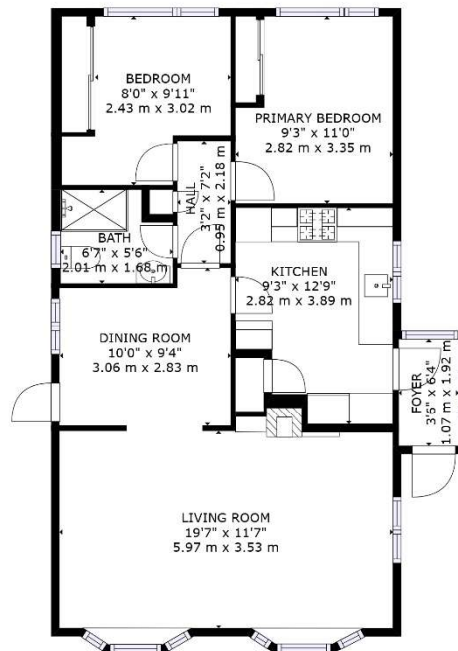








Energy Efficiency Rating		
Very energy efficient - lower running costs		
(91-100)	A	
(81-90)	B	
(71-80)	C	
(61-70)	D	
(51-60)	E	
(41-50)	F	37
(31-40)	G	43
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



FLOOR 1

**Notice:** 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.



**1%  
FEE**

**0<sup>WK</sup>  
CONTRACT**

**FULL SERVICE  
ESTATE AGENTS**

**NO SALE  
NO FEE**

