

# Seekers

PARK HOMES

*Selling Park, Lodge & Leisure homes*

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**11 WICK FARM PARK, BARTON VILLAGE ROAD, HEADINGTON,  
OXFORD, OXFORDSHIRE, OX3 9SE**

**AFFORDABLE FAMILY PARK HOME WITH PAVED PATIO, GARDENS AND RAISED BEDS  
L: 40ft x W: 12ft**

- 2 BEDROOM PARK HOME
- BUILT BY OMAR IN 1983
- 40 X 12 MODEL
- LPG CENTRAL HEATING
- DOUBLE GLAZING
- UNDERFLOOR INSULATION RECENTLY ADDED
- OWN DRIVE
- OWN GARDEN PLOT
- FAMILY PARK
- LOW OUTGOINGS & GROUND RENT

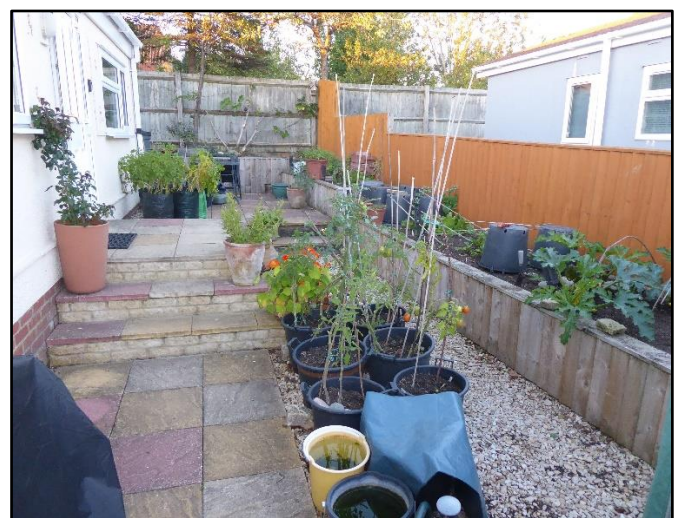
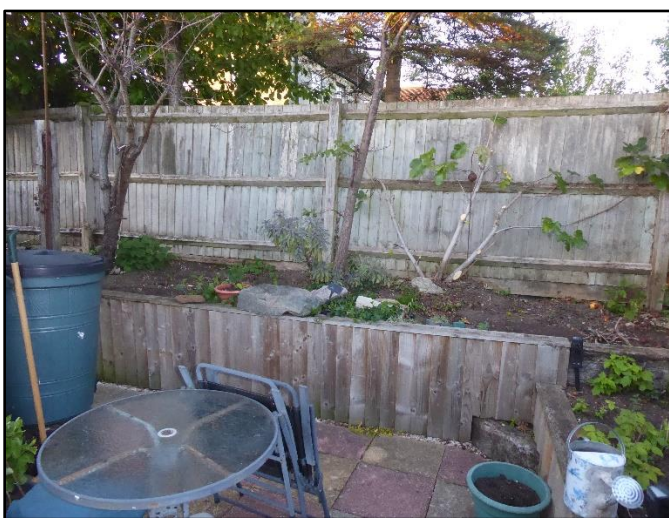
- PETS AND DOGS WELCOME BY PERMISSION
- SOUGHT AFTER VILLAGE LOCATION
- QUIET FAMILY PARK HOME SITE
- LOCAL SHOPS AND PRIMARY SCHOOLS NEARBY
- NEARBY REGULAR BUS ROUTES
- CLOSE FOR ACCESS TO A40/M25
- 24 HOUR REGULAR OXFORD TUBE SERVICE TO LONDON
- COUNCIL TAX BAND: A

## £115,000

**Reference No: 7489**

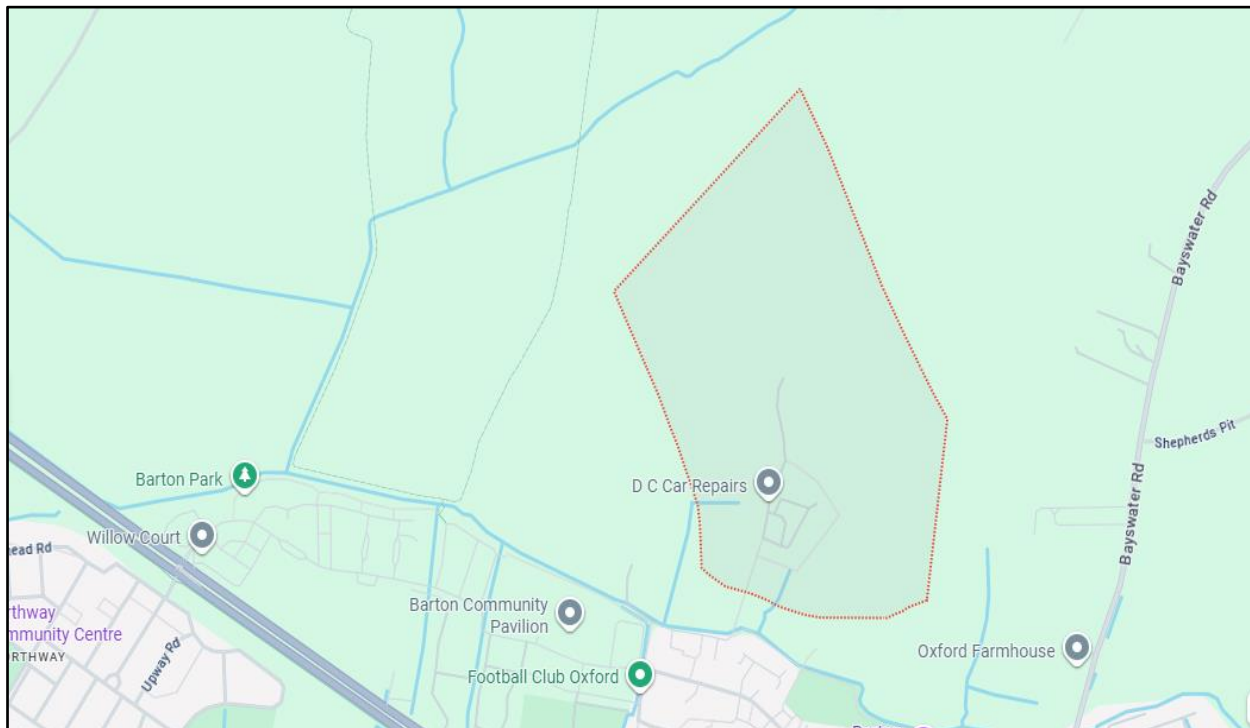
This 2 bedroom park home comprises:

|                             |             |                                                                                                                                                                                                                                                                                                               |
|-----------------------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>ENTRANCE HALL</u>        |             | Radiator, cupboard                                                                                                                                                                                                                                                                                            |
| <u>LOUNGE</u>               | 11'9 X 11'5 | Front aspect, two radiators, double glazing, tv point, telephone point                                                                                                                                                                                                                                        |
| <u>KITCHEN/DINING ROOM</u>  | 12'9 X 11'9 | A range of laminated eye and base level units, laminated roll top work surfaces, part tiled walls, stainless steel sink, extractor fan, wall mounted LPG boiler enclosed in cupboard, breakfast area, radiator, double glazing                                                                                |
| <u>BEDROOM 1</u>            | 9'9 X 7'9   | Rear aspect, radiator, double glazing, one single fitted wardrobe, one double fitted wardrobe, drawers, overhead cupboards                                                                                                                                                                                    |
| <u>BEDROOM 2</u>            | 7'4 X 5'0   | Rear aspect, radiator, double glazing, one double fitted wardrobe                                                                                                                                                                                                                                             |
| <u>BATHROOM</u>             |             | A white suite comprising an enclosed bath, plumbed in shower over bath, vanity basin with cupboard underneath, w/c, radiator, frosted double glazed window                                                                                                                                                    |
| <u>PARKING</u>              |             | Own drive                                                                                                                                                                                                                                                                                                     |
| <u>PARK STATUS</u>          |             | Family park<br>Pets and dogs welcome by permission                                                                                                                                                                                                                                                            |
| <u>GARDEN</u>               |             | Own garden plot with shed & patio                                                                                                                                                                                                                                                                             |
| <u>ADDITIONAL FEATURES:</u> |             | Quiet family park home site<br>Local shops and primary schools nearby<br>Nearby regular bus service routes: Nos. 8: City Centre & X3: JR Hospital/Abingdon<br>Close for access to A40/M25<br>24 hour regular Oxford tube service to London<br>Council tax band: A – South Oxfordshire District Council (SODC) |





Location of the park:



For any further  
information or  
to arrange a  
viewing please  
contact Seekers  
directly on  
**01252 313554**



or alternatively email us at [office@seekerstateagents.com](mailto:office@seekerstateagents.com)

The agent has not been able to test any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order, or fit for their purpose.

Under the Mobile Home Act 2013 you must not rely on the park and home information provided in these details, you must seek verification prior to purchase from the vendor. We would also advise using a specialist surveyor and specialist legal advice which we can recommend.