

Seekers

— PARK HOMES —

Selling Park, Lodge & Leisure homes

Seekers Estate Agents

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**4 POUND LANE PARK, WOOD STREET VILLAGE,
GUILDFORD, SURREY, GU3 3DT**

- 2 BEDROOM PARK HOME
- BUILT BY STATELY ALBION IN 1987
- 26 X 20 TREDEGAR MODEL
- MAINS GAS CENTRAL HEATING
- DOUBLE GLAZING
- PARKING IN ALLOCATED SPACE IN CAR PARK

- OWN GARDEN PLOT WITH SEMI RURAL OUTLOOK
- SEMI RETIREMENT PARK 50 YEARS +
- NO PETS OR DOGS PERMITTED
- SOUGHT AFTER WOOD STREET VILLAGE LOCATION

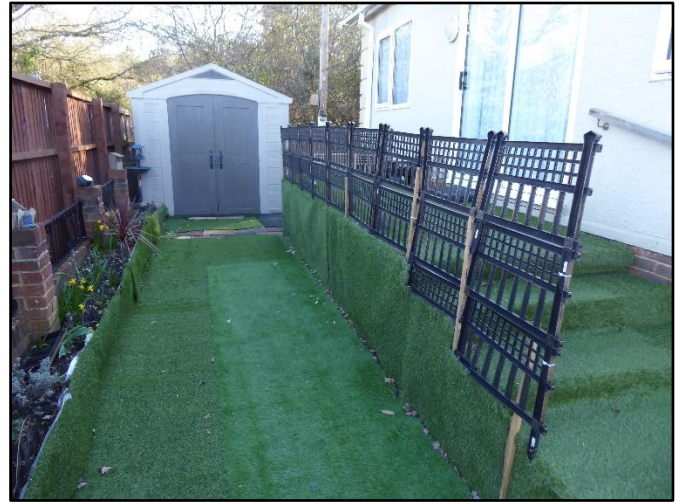
£99,950

Reference No: 7542

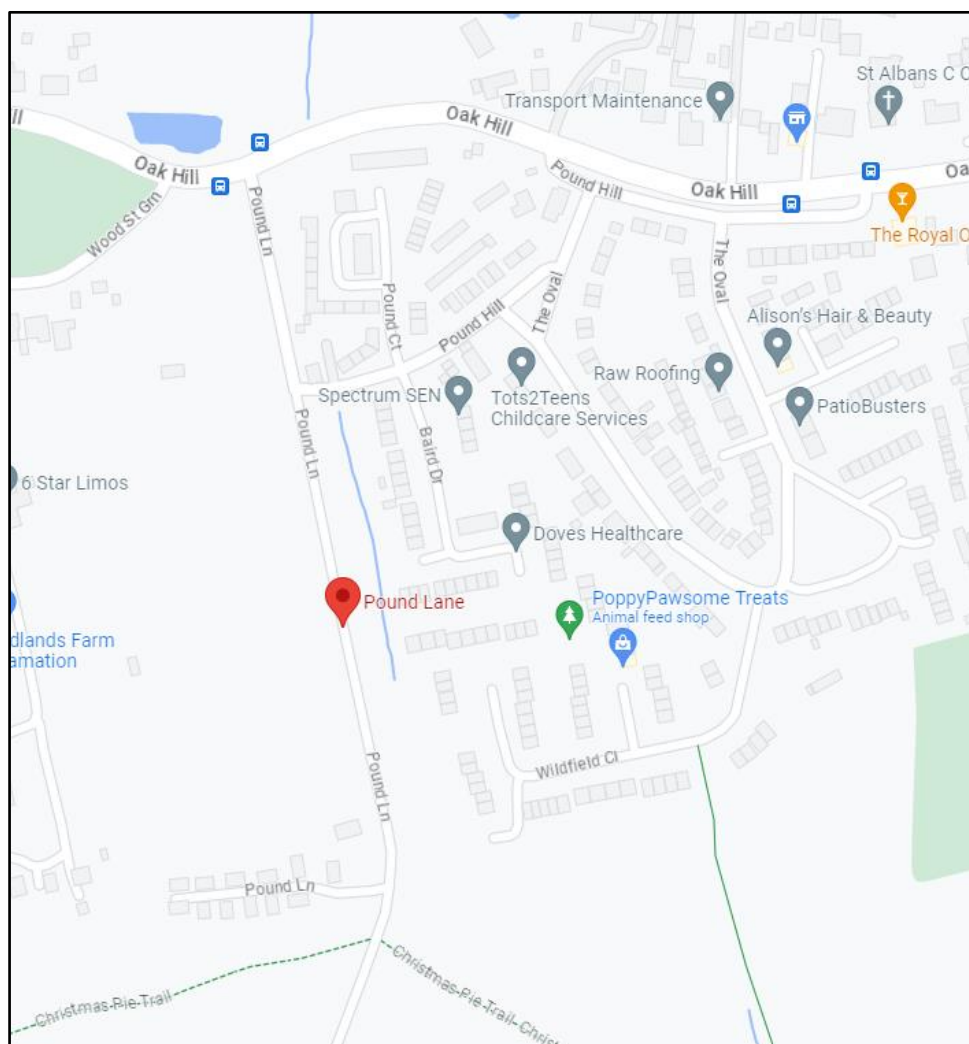
This 2 bedroom park home comprises:

<u>LOUNGE</u>	16'0 X 10'9	Double aspect, two radiators, double glazing, tv point, telephone point, electric flame effect fire with decorative surround
<u>KITCHEN/DINING ROOM</u>	13'6 X 8'0	A range of laminated eye and base level units, laminated roll top work surfaces, part tiled walls, composite sink, single electric oven with gas hob, cooker hood, wall mounted modern (2024) gas boiler enclosed in cupboard, breakfast area, radiator, double glazing, main entrance
<u>INNER HALL</u>		Door to bedrooms, door to bathroom, airing cupboard, radiator
<u>BEDROOM 1</u>	9'5 X 7'8	Rear aspect, radiator, double glazing, one double fitted wardrobe, dressing table unit with drawers
<u>BEDROOM 2</u>	9'6 X 6'4	Rear aspect, radiator, double glazing, one double fitted wardrobe
<u>BATHROOM</u>		A white suite comprising enclosed bath with plumbed in shower over, pedestal basin, w/c, fully tiled walls, radiator, frosted double glazed window
<u>PARKING</u>		Parking in allocated parking space in car park
<u>PARK STATUS</u>		Semi Retirement park 50 years + No pets or dogs permitted
<u>GARDEN</u>		Own garden plot with shed & patio





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

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.