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36 Lazy Otter Meadows

Stretham, Ely, Cambs, CB6 5FS

Guide Price £130,000

3 2 1

Description

This good sized and open plan 40' park/lodge home is situated on this popular site which has secure gated access. The property has 3 bedrooms, ensuite, large open plan living/ kitchen/diner shower room and bathroom. Other benefits include double glazing, LPG Flogas heating and allocated parking. There is **NO ONWARD CHAIN**. Cash purchasers only.







Open Plan Living - 5.59m x 5.31m (18'4" x 17'5")
Part double glazed entrance door. Spacious open plan room with double glazed windows to both sides and two double glazed patio doors and side windows to the front aspect. Vaulted ceiling with two light points and spotlights. TV point. Two radiators. Range of kitchen units at base and wall level with roll-top work surfaces over incorporating a single bowl stainless steel sink with mixer tap. Integrated single oven with 4-ring halogen hob and stainless-steel extractor canopy over. Automatic washing machine. Upright fridge freezer. Storage cupboard with Baxi Gas fired boiler serving heating and hot water. Further storage cupboard with coat hooks. Extractor fan. Telephone point. Doorway to:

Inner Hall - 3.91m x 0.86m (12'10" x 2'10")
Central heating thermostat. Ceiling light point.

Bedroom 1 - 3.43m x 2.69m (11'3" x 8'10")
Double glazed patio doors leading onto an outside deck to the rear aspect. Radiator. Ceiling light point. TV Point. Built-in double wardrobe and drawer unit. Door to:

Ensuite - 1.83m x 1.63m (6'0" x 5'4")
Panelled bath. Low level WC. Pedestal wash basin. Radiator. Shaver socket. Double glazed window to the side aspect. Ceiling light point. Extractor.

Bedroom 2 - 3.15m x 2.06m (10'4" x 6'9")
Double glazed window to the rear aspect. Ceiling light point. Radiator. TV point.

Bedroom 3 - 2.72m x 2.59m (8'11" x 8'6")
Double glazed window to the side aspect. Radiator. Ceiling light point.

Shower Room - 1.83m x 1.12m (6'0" x 3'8")
Low level WC. Pedestal wash basin with mixer tap. Shower cubicle. Shaver socket. Extractor. Radiator. Ceiling light point. Double glazed window to the side aspect.

Outside
The front of the property has a full width timber deck providing outside seating area. To the side, steps lead up to the entrance door. Outside power points. Communal grassed areas surround the home and there is an allocated parking space to the side.
There is a raised deck area just off bedroom 1 to the rear of the property and a small patio area..

Property Information
Local Council is East Cambridgeshire District Council.
Council Tax does not apply for this park/holiday home.
Service/pitch charge & Ground rent is £4,903 including VAT
Heating & Hot water is via Flogas (LPG). Water & electricity are mains supply & sewerage is onsite.
Flood risk is very low.
Restrictions apply, but there are no Wayleaves, Easements or Rights of Way
Est. broadband speeds are Standard 7mbps, Superfast 28mbps & Ultrafast 1800mbps.
The property is sold with furniture and kitchen items as seen.
NO ONWARD CHAIN





ID & AML Checks
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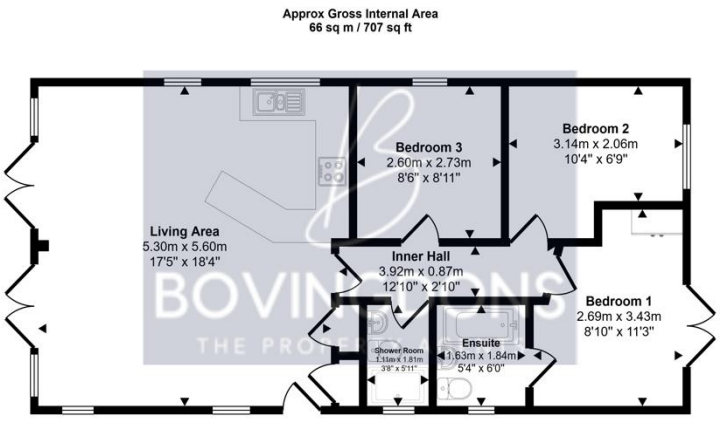

Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.









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