BOVINGDONS
THE PROPERTY AGENTS



27 Lazy Otter Meadows

Stretham, Ely, Cambs, CB7 5FS

Guide Price £100,000

2 | 2 | 1 | A

This well-presented park home is situated on this popular park home site which has secure gated access. The home has 2 double bedrooms, dressing room, ensuite, good sized living/dining room, kitchen and utility room. It also has a private rear garden, double glazing, LPG Flogas heating and allocated parking. NO ONWARD CHAIN - Cash purchasers only.







Hallway
Part double glazed entrance door. Radiator. Coved ceiling with light point. Storage cupboard with coat hooks. Central heating thermostat.

Lounge Diner - 5.87m x 5.38m (19'3" x 17'8")
Double glazed windows to the front and side aspects Telephone point. Tv point. Radiator. Two ceiling light points. Electric coal effect fire with hearth and surround. Open to Dining area which has a double-glazed window to the rear aspect Radiator. Coved ceiling with light point and door to:

Kitchen - 2.74m x 2.36m (9'0" x 7'9")
Range of units at base and wall level with work surfaces over and incorporating a single bowl, stainless-steel sink with mixer tap. Double glazed window to the rear aspect. Coved ceiling with light point. Hotpoint integrated eye level oven. 4-ring electric hob with an extractor over. Integrated fridge/freezer. Tiled splash areas. Opening to:

Utility - 2.84m x 1.47m (9'4" x 4'10")
Range of units at base and wall level with work surfaces over incorporating a single bowl stainless steel sink with mixer tap. Tiled splash areas. Cupboard housing wall mounted Glowworm gas fired boiler serving central heating & hot water. Double glazed door to the rear garden. Radiator. Coved ceiling with light point. Door from hallway.

Bedroom 1 - 3.2m x 2.82m (10'6" x 9'3")
Double glazed window to the rear aspect. Radiator. Coved ceiling with light point. Doors to dressing room and ensuite.

Ensuite - 1.65m x 1.63m (5'5" x 5'4")
Corner shower cubicle. low level WC. Pedestal wash basin to corner. Double glazed window to the side aspect. Tiled splash areas. Coved ceiling with light point. Extractor.

Dressing Room - 1.63m x 1.12m (5'4" x 3'8")
Radiator. Shelving and hanging rails.

Bedroom 2 - 3.17m x 2.84m (10'5" x 9'4")
Double glazed window to the front aspect. Coved ceiling with light point. Built -in triple wardrobe and drawer unit. TV Point. Radiator.

Bathroom - 1.88m x 1.68m (6'2" x 5'6")
Panelled bath. Pedestal wash basin. Low level WC. Radiator. Double glazed window to the front aspect. Built -in cupboard with shelving. Coved ceiling with light point and extractor.











Outside

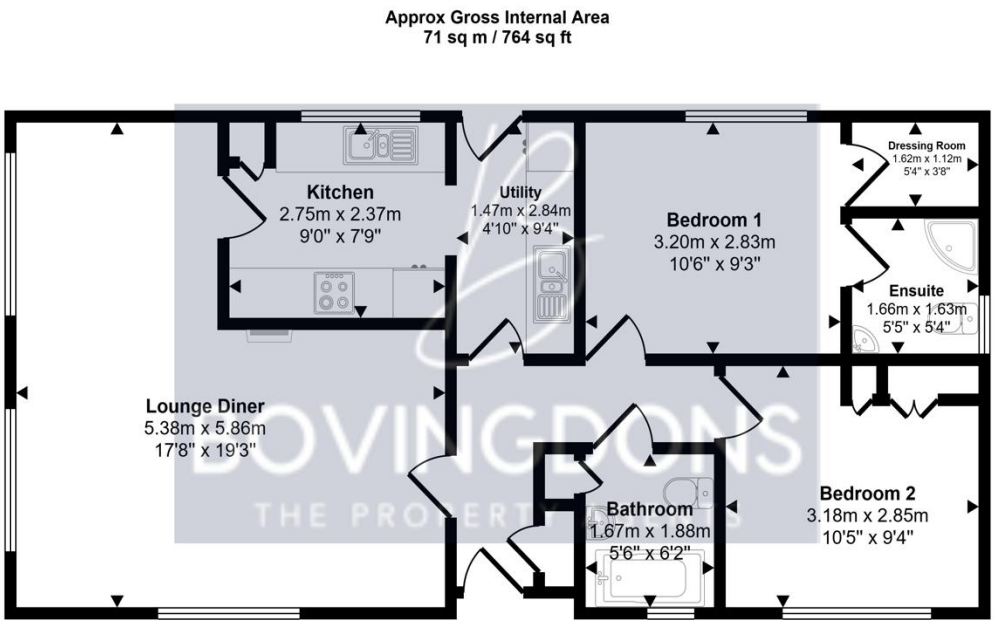
The frontage has an area of lawn which extends to the side of the property and has an allocated parking space. There are steps up to the entrance door. Gas meter cupboard.
The rear garden is enclosed by timber fencing with a gravelled area and extends to the side of the property with a small grassed area and there are steps up to the rear door.

Property Information

Local Council is East Cambridgeshire District Council - Council Tax Band is A
The property is a park/mobile home and is registered with title CB441883
Flood risk is very low.
Mains electricity and water are connected. Sewerage is private and gas is LPG (Flogas)
Restriction apply but there are no Easements, Wayleaves or Rights of Way.
Estimated broadband speeds are Standard 9 mbps, Superfast 28 mbps & Ultrafast 1800 mbps.
There is NO ONWARD CHAIN.
The Ground rent/Pitch charge is £5,117.42 pa.
Standard Park/Mobile Home rules apply.

ID & AML Checks

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

41a High Street, Soham, Ely, Cambs, CB7 5HA
Tel: 01353 725723 Email: info@thebovingdons.co.uk https://www.thebovingdons.co.uk