



4 Constellation Mobile Home Park,  
Elsworth, CB23 4JP

 **THOMAS MORRIS**

Offers Over: £255,000

To be advised

Constellation Mobile Home Park,

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- Sought-After Location
  - Over 45's Development
  - Two Bedrooms
  - En-Suite Shower Room
  - Office
  - Fitted Kitchen/Diner
  - Side and Rear Gardens
  - Ample Off-Road Parking
  - No Forward Chain
  - Energy Rating Exempt
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A chance to obtain this two-bedroom park home situated in this private over 45's development, offering bright and spacious living accommodation throughout with the benefit of side and rear gardens.

The property is offered with no forward chain and comprises - Entrance hall, lounge, kitchen/diner, office, utility space, bedroom with en-suite shower room and built-in wardrobes, bedroom two with walk-in wardrobe and a family bathroom. The property further benefits from lawned rear and side gardens with decked and patio seating area and block paved driveway offering parking for several cars.

Ground Rent is £232.67 per calendar month.

These details have been provided by the seller. Their accuracy cannot be guaranteed. Should you proceed with a purchase of this property, these details must be verified by your solicitor.

South Cambs District Council. Tax Band A.  
These details are subject to approval.



# Accommodation

## Hallway

Living Room 13'10" x 13'5" (4.22m x 4.1m).

Kitchen/Dining Area 11'8" x 19' (3.56m x 5.8m).

Office 5'1" x 5'1" (1.55m x 1.55m).

## Hallway

Bedroom 1 11'1" x 9'1" (3.38m x 2.77m).

## En-Suite

Bedroom 2 9'11" x 7'8" (3.02m x 2.34m).

## Bathroom



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



## Thomas Morris

24-26 Crown Street, St. Ives, Cambridgeshire,  
PE27 5AB

T: 01480 468066

stivesenquiries@thomasmorris.co.uk

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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