



40 Pine Hill Park, Sawtry Way, PE28 2DZ



Guide Price: £140,000

Freehold

Pine Hill Park, Sawtry Way, PE28 2DZ

- Detached Park Home - monthly pitch fee applies.
- Over 50s Development
- Two Double Bedrooms
- En-Suite Shower Room
- Kitchen/Dining Room
- Single Garage and Parking
- Enclosed Rear Garden
- Sought-After Location
- No Forward Chain
- Energy Rating Exempt

An opportunity awaits to acquire this charming two double-bedroom park home within a secluded over 50's private development. Offering lots of natural light and ample space, it promises comfortable living throughout.

Presented without any forward chain, the property offers an inviting entrance hall, living room, dining area, and kitchen and two generously sized double bedrooms, with walk-in wardrobe in one, and en-suite shower room for the principal bedroom and an additional bathroom.

Additional advantages of this property include an enclosed, low-maintenance garden, a convenient single garage equipped with power and lighting, and ample parking space for multiple vehicles.

It is important to note that the monthly pitch fee is

Accommodation

Hallway

Bedroom 1 10'1" x 9'2" (3.07m x 2.8m).

Bathroom

En-Suite

Walk In Wardrobe

Bedroom 2 8'4" x 9'3" (2.54m x 2.82m).

Kitchen 10'9" x 9'2" (3.28m x 2.8m).

Dining Room 9'3" x 9'7" (2.82m x 2.92m).

Living Room 12' x 19'1" (3.66m x 5.82m).



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

Visit all our properties at
thomasmorris.co.uk



We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

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.

Thomas Morris is a trading name, independently owned and operated under licence from LSLi Limited, by AIG (SLB) Ltd (company number 14716652), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.

