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BIRDS

ESTATE AGENTS



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8 TUDOR
MANOR PARK HOLIDAY VILLAGE
MANOR ROAD
HUNSTANTON PE36 5AZ

£14,995

Vacant Possession Upon Completion



A 2003 'Cosalt Balmoral Super 380/2 Deluxe' six berth mobile home on the popular Manor Park Holiday Village with 11 month occupation.

ENTRANCE HALL • KITCHEN/DINER/LOUNGE • TWO BEDROOMS •
BATHROOM • SEPARATE WC •

OUTSIDE: Grass Parking. Two Sets of Steps.

• **GAS HEATING WITH RADIATORS** • **DOUBLE GLAZING** •

**PLEASE NOTE THAT THE 15% OF THE SALE PAYABLE TO MANOR PARK IS
PAID BY THE SELLER AND NOT THE PURCHASER**

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TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

Manor Park Holiday Village is one of two large holiday parks on the south side of the town, well-served with amenities including a club and swimming pool. Beaches and the sea-front are not too far away and Hunstanton is a popular town for holidaymakers.

Tudor 8 is a 2003 Cosalt Balmoral Super Deluxe sited in a popular location with the benefit of gas central heating and radiators throughout and double glazing, ideal for holiday letting or second home.

Entrance Hall: radiator, heating thermostat, cupboard containing the Worcester gas combination boiler.

Kitchen/Diner: fitted wall and base units, sink unit with mixer taps, integrated fridge/freezer, Stoves Newholme gas cooker with extractor unit over, table and 4 chairs.

Lounge:
feature electric fire, sofa bed, 2 seater sofa, radiator,



Twin Bedroom: wardrobe, twin beds with lockers over.

Bathroom: full size bath, shower cubicle, vanity hand basin with mirrored door cupboard over.

Separate WC: hand basin.

Double Bedroom: double bed, wardrobes, shelving and lockers over bed, dressing table.



OUTSIDE

Grass parking, side steps

NOTES

Occupation is eleven months in each year (15th January - 15th February 2011 excluded). There is an annual licence and charges in respect of water, grass cutting and rubbish collection and use of the village amenities (see attached leaflet). Gas and electricity and rates charged separately.

Commercial sub-letting is allowed.

