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# DORSET PARK HOMES

**DRAFT**

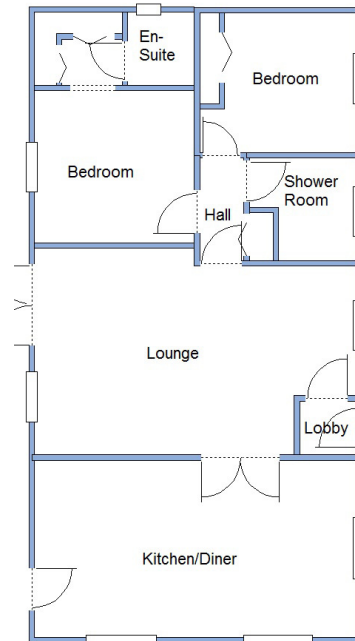
[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

**60 Hillbury Park, Hillbury Road, Alderholt, Fordingbridge. SP6 3BW**



**Spacious Park Home with Large Kitchen/Diner**



This drawing has been prepared for diagrammatic purpose only. Not to scale.

## 2-Bedroom Park Home - approx 38' x 20'

Accommodation & approximate room dimensions:

- Stately Albion 'Conway Cottage' approx 1996
- Entrance Lobby
- Lounge: approx 19'5" x 12'max. Patio Doors to garden. Feature fireplace. Double doors to:
- Kitchen/Diner: approx 19'5" x 10'7". Range of floor and wall cupboards. Built-in oven, microwave, hob & extractor fan above. Space for fridge/freezer.
- Inner Hall: Cupboard housing combination gas boiler.
- Bedroom 1: approx 9'5" x 9'4" Plus Walk-in Dressing Area.
- En-Suite Shower Room
- Bedroom 2: approx 9'5" x 8'5" Built-in wardrobes.
- Shower Room: Shower cubicle, wash basin & WC.
- Gas Central Heating (system untested)
- PVCu Double-Glazing
- Private Patio Garden with 2 useful garden sheds.
- Parking on Plot
- Age Restriction 45+      Pets Considered
- Popular Residential Park in semi-rural location near to local amenities and within a short drive to Fordingbridge town centre.

## Pet Friendly Park



**Pitch Fee: approx 174 per month**

**Subject to Annual Review**

**Council Tax Band: 'A'**

**Tenure: 1983 Mobile Homes Act Agreement**

**Price: £189,950**

**VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S AGENT Dorset Park Homes 01202 877511**

**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase Ref.W04481

*The recommended specialist in Park Home sales*

Partner: Simon Dixon

