



- 2 bedrooms
- Omar Ranch House 40 x 10
- Modernised
- For the over 50's

132 Medina Park, Folly lane, Whippingham, PO32 6NF

£90,000

Omar Ranch House 40 x 10 offering 2 bedrooms. Offered as CHAIN FREE AND SITUATED ON A FULLY RESIDENTIAL SITE on the edge of the River Medina. Purchases must be over the age of 50. NO dogs allowed on the park.

Property Description

DOUBLE GLAZED DOOR TO

PORCH

Double glazed window to side aspect. Double glazed door to

HALLWAY.

Doors to

KITCHEN

7' 03" x 9' 08" (2.21m x 2.95m) Double glazed windows to both side aspects. Radiator. Fitted units. Fitted electric oven and gas hob. Sink and drainer. Extractor over. Wall hung boiler. Door to

LOUNGE

11' 05" x 9' 09" (3.48m x 2.97m) Double glazed windows to front and side aspects. Door to side aspect. Radiator.

SHOWER ROOM

Double glazed window to side aspect. Shower cubicle. Hand basin. Low level level WC. Radiator.

BEDROOM

7' 10" x 7' 0" (2.39m x 2.13m) Double glazed window to rear aspect.

BEDROOM

9' 09" x 6' 11" (2.97m x 2.11m) Double glazed window. Radiator.

DRESSING ROOM

10' 0" x 3' 09" (3.05m x 1.14m) Double glazed window.

OUTSIDE.

Wrap around mature garden. Plants and shrubs. Backing on to fields.

Please Note:

For the over 50's and fully residential

10% payable back to site owner on re-sale

NO dogs allowed on site

FEES : Ground rent £103.17 pm

Sewerage £14.53 pm

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Do you have a property to sell? We would welcome the opportunity to give you a free no obligation valuation of your home. Just ask!

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All measurements are approximate and should not be taken as fact. Wootton Estate agents have not tested any of the appliances or equipment. We have been advised by the vendor as to the leasehold/freehold status of the property, you should have this along with all matters concerning the property checked by a solicitor. These particulars including all text and pictures are for guidance only and do not form any part of a contract or offer and should be not construed as statements of fact. Floor plans are for guidance only and no guarantee is given of their accuracy. Averages and land measurement are not measured by Wootton Estates and should be independently checked.