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# DORSET PARK HOMES

**DRAFT**

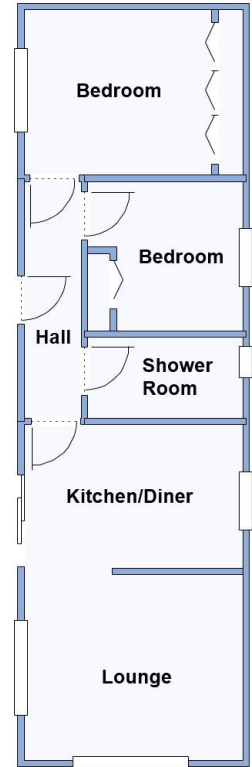
[www.dorsetparkhomes.com](http://www.dorsetparkhomes.com)

**Telephone: 01202 877511**

**33 Iford Bridge Park, Iford, Bournemouth. BH6 5RQ**



**Modern (2020) Park Home in Convenient Location**



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

## 2 Bedroom Park Home approx 40' x 12'

Accommodation & approximate room dimensions:

- Beautifully Presented Park Home—No Chain!
- Stately Albion 'Chatsworth' circa 2020
- Entrance Hall: LED spot lights.
- Kitchen/Diner: approx 11'2" x 7'5". Range of floor and wall cupboards. Built-in oven, hob & cooker hood. Integrated fridge/freezer & washing machine. Patio doors to raised patio area & garden.
- Lounge: approx 11'2" x 9'6". 2 Bay windows.
- Bedroom 1: approx 9'2" x 8'6" Plus fitted wardrobes. High level storage cupboards.
- Bedroom 2: approx 7'9" x 7'2". Fitted wardrobes. Hatch to insulated roof space. High level storage cupboards.
- Shower Room: Large shower cubicle. Wash basin & WC.
- Gas Central Heating (system untested)
- PVCu Double-Glazing
- Parking on rental basis subject to availability
- Delightful Private Patio Garden.
- Age Restriction 50+ Pets Friendly
- Popular Residential Park close to local amenities & riverside walks. Ideal location between Christchurch & Bournemouth Town Centre & near to coast. Close to Bournemouth Hospital, major supermarkets, bus & rail links.

## Popular 'Pet Friendly' Park



**Price £169,000**

**Pitch Fee: approx £229.43 per cal month**

**Subject to Annual Review**

**Council Tax Band: 'A'**

**Tenure: 1983 Mobile Homes Act Agreement**

**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.W05016

*The recommended specialist in Park Home sales*  
Proprietor: Simon Dixon

