

AP MORGAN



The Circuit, Dodwell Park, Dodwell
Asking Price £160,000

Features:

- Detached park home with private driveway
- Two double bedrooms
- Open-plan lounge and dining room
- Well-fitted kitchen with integrated oven, hob and extractor hood
- New carpets fitted throughout
- Private, low-maintenance rear garden with patio and shed
- Bus route into Evesham and Stratford-upon-Avon
- Doctors, hairdressers and everyday amenities in Bidford

Description:

Set within Dodwell Park. Detached with driveway. A home that gives you space to relax.

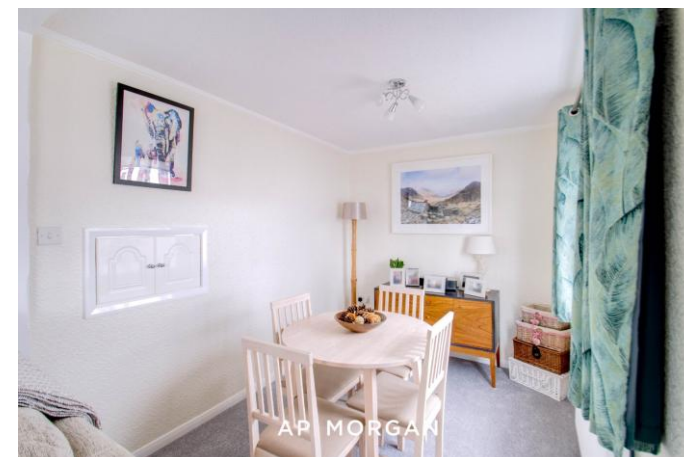
This fantastic detached two-bedroom park home sits behind its own driveway, giving you a private spot to park up before you're even through the door.

Step inside and the open-plan lounge and dining room does the heavy lifting, with two bay windows pulling light in at the front and giving you room to arrange things exactly how you like. The kitchen is well-fitted and practical, with an integrated oven, electric hob and extractor hood, and a back door that takes you straight out to the rear patio.

Two double bedrooms follow on from here, bay-fronted windows in bedroom two, with both sharing that same bright outlook. The shower room, also bay-windowed, keeps things consistent throughout. New carpets run throughout, so there's nothing to do here but move in.

Outside, steps lead you down onto a patio bordered with flowers and shrubbery, easy to maintain and private enough to make your own. A shed gives you storage, and a gate connects the garden straight back to the driveway.

Dodwell Park itself is a sought-after setting, surrounded by fields and forestry with communal benches dotted through the grounds, the kind of place where a walk to the postbox isn't a chore. You're on the bus route into both Evesham and Stratford-upon-Avon, and Bidford is close enough for doctors, hairdressers and everyday essentials without needing the car.



Details:

Porch

Hall

Lounge 9'6" x 13' (2.9m x 3.96m)

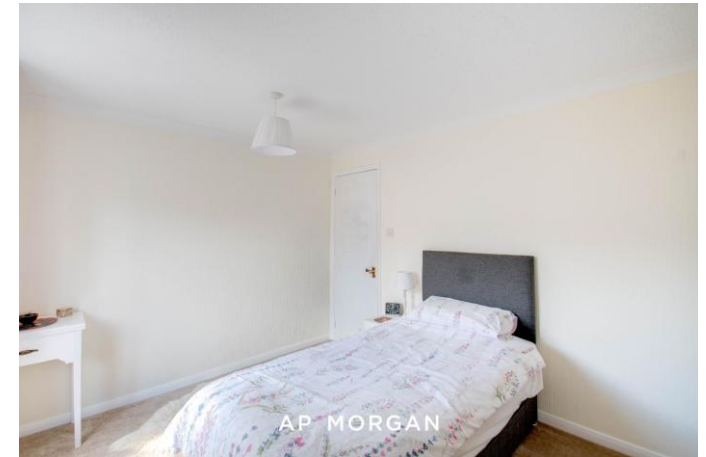
Dining Room 9'7" x 7'6" (2.92m x 2.29m)

Kitchen 9'7" x 11'3" (2.92m x 3.43m)

Bedroom One 9'7" x 12'3" (2.92m x 3.73m)

Bedroom Two 9'6" x 7'8" (2.9m x 2.34m)

Bathroom 6'4" x 5'5" (1.93m x 1.65m)



Council Tax Band: A (tbc by solicitors).

Tenure: Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.

How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406 956, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

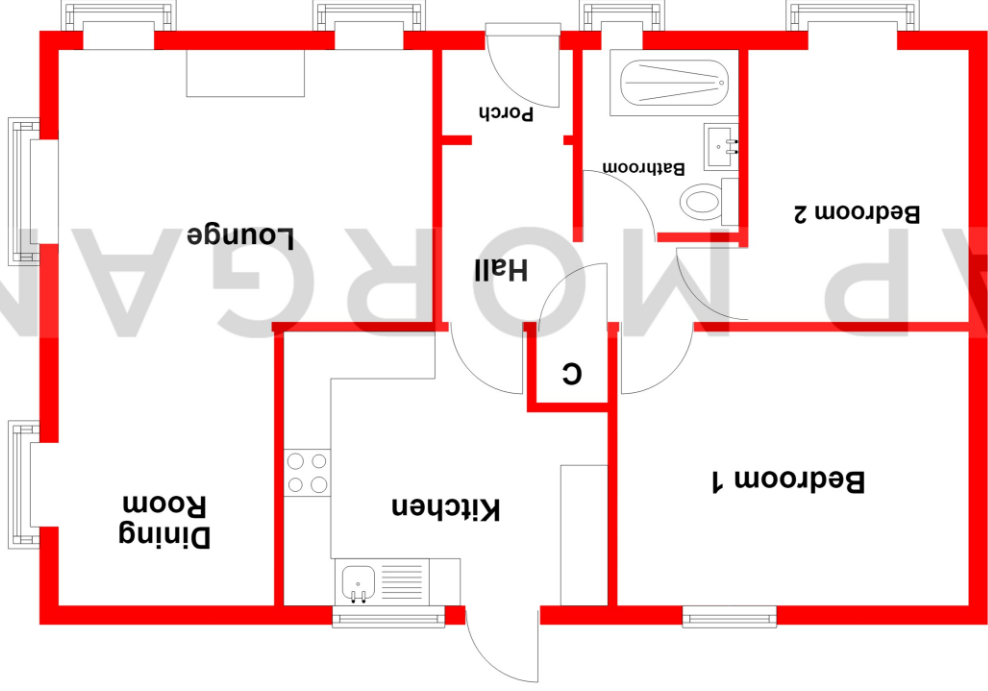
Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

Ground Floor



Total area: approx. 57.7 sq. metres (621.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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