

**Colchester Road
St. Osyth
CO16 8HW
£27,495**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
www.townandcountryresidential.co.uk**



- **ABI Ambleside 40 x 13 2014**
- **Two Bedrooms**
- **Open Plan Lounge/Diner**
- **Fitted Kitchen**
- **Shower Room**
- **Sold with No Chain**
- **Fantastic Location**
- **Parking Space for Two Cars**
- **Open 50 Weeks of the Year**
- **Call 01206 302288 to View Today**

**** FANTASTIC HOLIDAY HOME ****

Situated between Clacton and Colchester, Oaklands Holiday Park is in an ideal position for countryside walks and with the beach close to hand.

This ABI Ambleside, 40 x 13, is a two bedroom caravan with a spacious and airy kitchen/lounge/diner which leads out onto the Veranda. There is an En-suite and fitted wardrobe to the principal bedroom, a second bedroom with wardrobe as well as a separate shower room. Outside there is parking for two cars and two secure storage boxes.

The park is open 50 weeks of the year and features a club house/bar which holds regular events as well as a well stocked site shop/convenience store



The accommodation with approximate room sizes are as follows:

LOUNGE

12' 7" x 10' 10" (3.83m x 3.30m)

Door to side, windows to side and rear, French Doors to Veranda, carpet flooring, centre light, radiator.

KITCHEN/DINER

12' 7" x 8' 9" (3.83m x 2.66m)

Windows to side, carpet flooring, centre lights. Range of wall and base units with stainless steel sink/drainer, integrated fridge/freezer, washing machine, microwave, gas cooker with extractor over, space for tumble dryer.

BEDROOM ONE

12' 7" x 8' 2" (3.83m x 2.49m)

Window to side, carpet flooring, centre light, radiator, fitted wardrobe.

EN-SUITE

8' 0" x 2' 11" (2.44m x 0.89m)

Window to side, vinyl flooring, centre light, radiator. Shower enclosure, low level WC and pedestal wash hand basin.

BEDROOM TWO

8' 6" x 6' 5" (2.59m x 1.95m)

Window to side, carpet flooring, centre light, radiator, fitted wardrobe.

SHOWER ROOM

6' 9" x 3' 5" (2.06m x 1.04m)

Window to side, carpet flooring, centre light. Shower enclosure, low level WC and pedestal wash hand basin. Cupboard housing boiler, shelving.



EXTERIOR

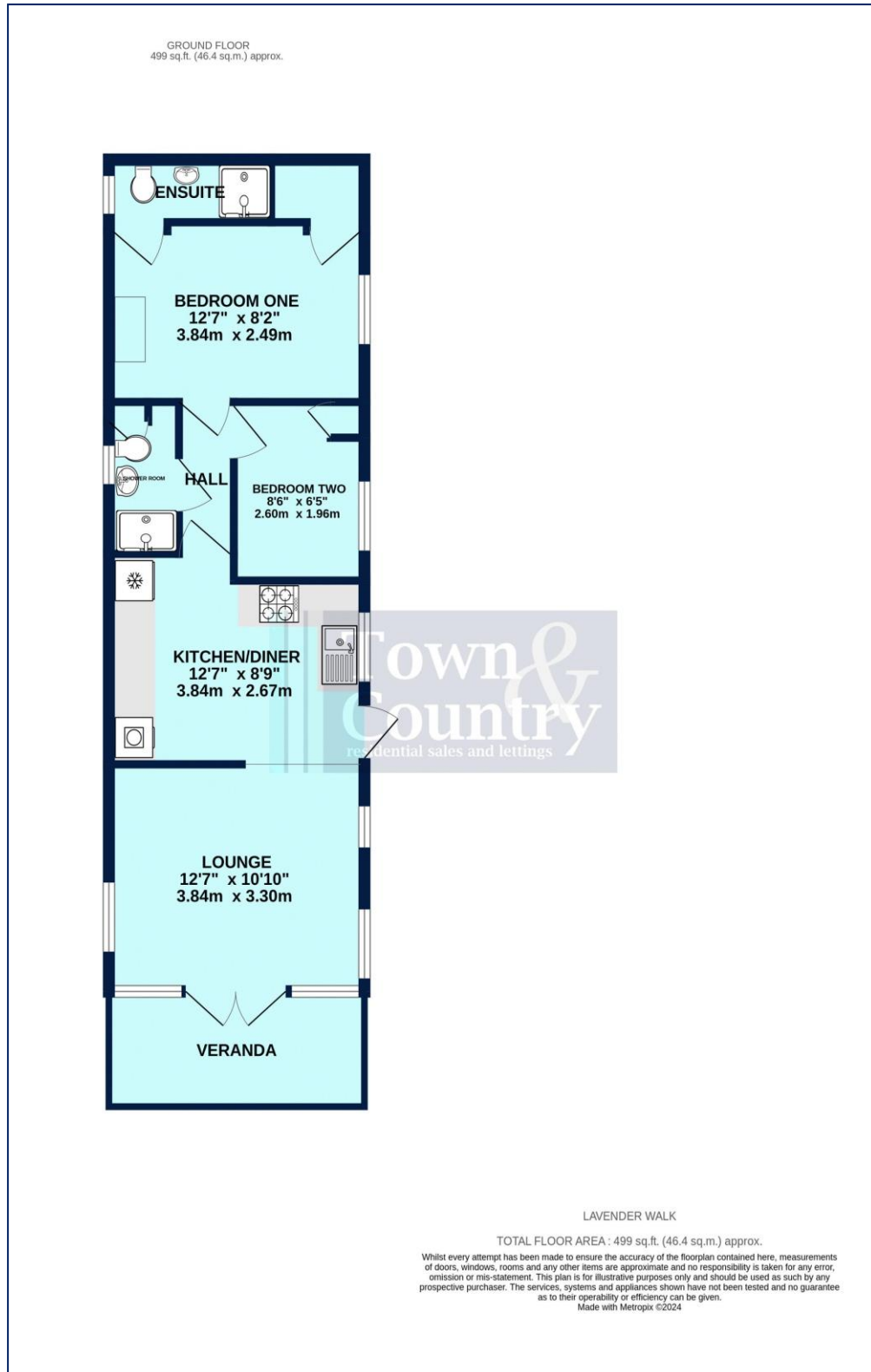
Parking space for two cars, two secure storage boxes.

AGENT'S NOTES

The seller has informed us that all contents are included.







Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's