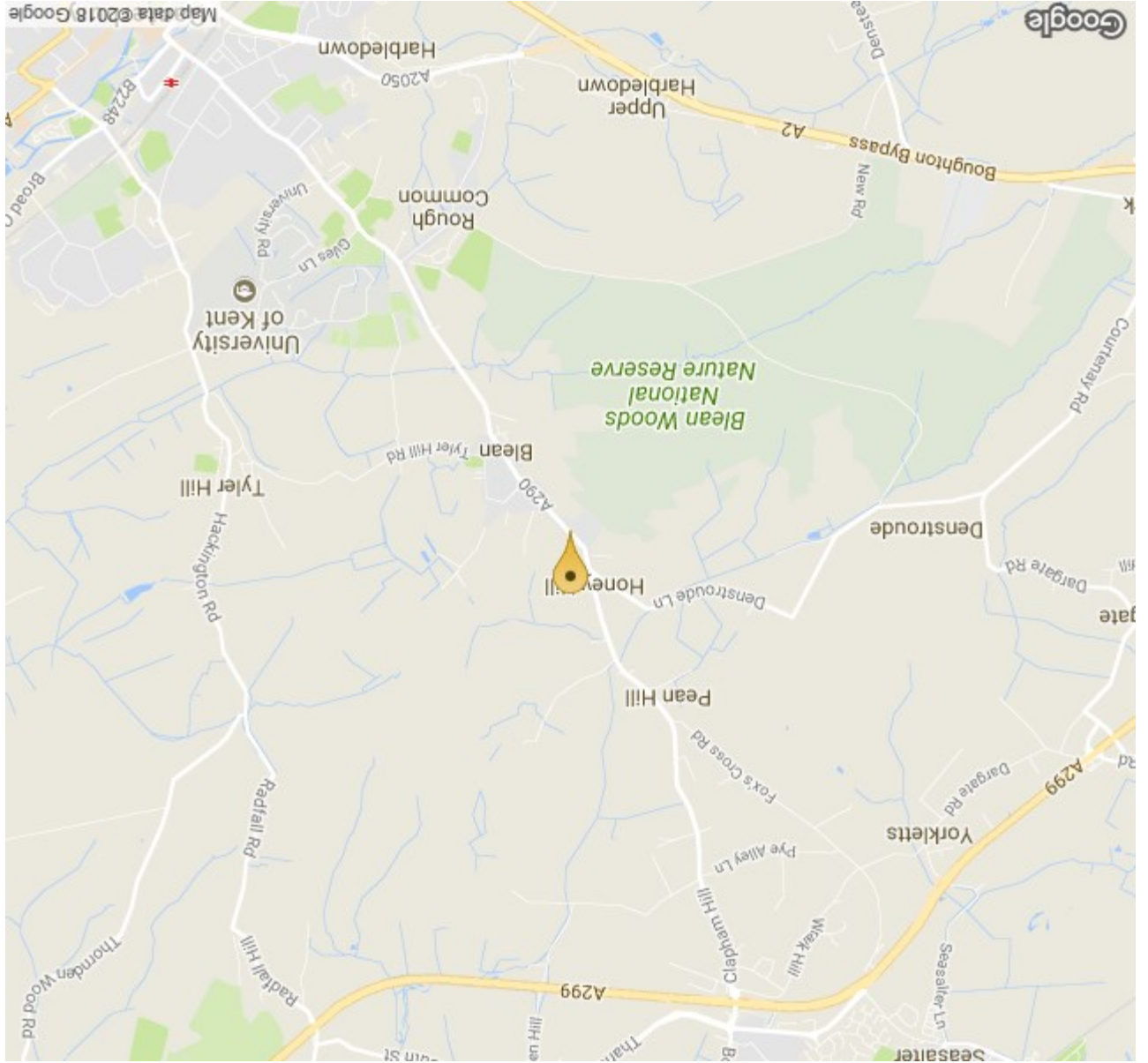




Disclaimer: Fixtures and Fittings - Items mentioned within the property particulars are included in the marketing price. Viewing - Strictly by appointment through the agents Mark Estate Agents. Agents Notes - These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. All purchasers should not rely on the particulars as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Neither Mark Smith Estate Agents, nor their employees, have tested any apparatus, services, heating or plumbing equipment, fixtures or fittings, and no-one within the company has the authority to imply or give any such warranty in respect of the property and it is the buyers interests to check the working condition of any appliances. All dimensions and measurements indicated are approximate and supplied for guidance only.

90-92 High Street, Whitstable, Kent, CT5 1AZ T: 01227 272155 E: info@marksmithestateagents.co.uk W: www.marksmithestateagents.co.uk



70 Woodlands Estate  
Canterbury, CT2 9JN



Working for you and with you

**70 Woodlands Estate  
Canterbury, CT2 9JN**

A NEW RELAXED WAY OF LIFE. Can Be yours when you purchase this 1989, 36' x 10' Omar Ranch house park home located in the desirable Woodlands Estate in the popular village of Blean. Woodlands Estate, as the name suggests, is surrounded by the conservation area of Blean Woods. As a resident you have direct access to the array of footpaths through the woods to enjoy many pleasant walks. Right outside the park entrance is the main bus route between Canterbury City Centre and Whitstable town centre. The park home is in good order throughout and benefits from recently fitted central heating, double glazing, woodland views and no onward chain. The accommodation has been altered to allow for more spacious living accommodation comprising of entrance porch, entrance hall, lounge, kitchen/diner, bathroom and a good size bedroom. Outside the gardens surround the park home with access to the woods and residents parking.



**£79,995**



**Entrance Porch**

Half frosted glazed entrance door. Window to rear and side aspect. Polycarbonate roof. Plumbing for washing machine. Power points. Tiled floor.

**Entrance Hall**

UPVC frosted double glazed entrance door. Radiator. Built in storage cupboard. Laminate floor.

**Lounge**

11'2 x 9'09

Double glazed window to rear aspect overlooking woodland. Double glazed window to side aspect. Two radiators. Coved ceiling. Power points. Laminate floor.

**Bathroom**

5'06 x 5'02

Frosted double glazed window to side aspect. White suite comprising enamel bath with Triton shower. Fitted vanity unit with wash hand basin and storage cupboard. Low level WC. Radiator. Laminated floor.

**Kitchen/Diner**

9'08 x 9'02

Double glazed window to both side aspects. Inset stainless steel sink unit with range of wall and base units with ample work top space. Electric cooker with ceramic hob.. Fitted shelves. Extractor fan. Wall mounted central heating boiler. Radiator. Power points. Laminate floor.

**Bedroom**

10'8 x 9'08

Double glazed bay window to front aspect. Second window behind the cabinet and blind. Coved ceiling. Radiator. Power points. Vinyl floor covering. Double glazed door to side aspect.

**Outside**

Garden surrounding the park home. Lawn area. Storage shed. Backs onto the woodland. Residential parking.



**Agents Note**

The current monthly Pitch fee is £158.70 from 1st Jan 2018.

The vendors advises us that all furniture is included in the sale and is new from Ikea.