

**2023
ABI
KESWICK**

36FT X 12FT

*

TWO BEDROOMS

*

PLOT 110

£54,995
SILVER
SITE FEE



THE HOLIDAY HOME

Enjoy every delicate detail of The Keswick, The warm natural-inspired accents with every little refinement, the sense of homely comfort grows.

Sited on a woodland plot just a few minutes walk to the facilities of the Village Centre. The plot enjoys some lovely morning sun to the front/deck area, the plot is fully fenced with a pedestrian gate to the front and easy parking for 2 large cars.

Spacious, bright and airy with open plan lounge/diner and kitchen. The large L shaped fixed seating sofa focusses on a feature electric fire and lovely views through a picture window and sliding doors to the front. The kitchen benefits from integrated fridge/freezer, microwave, soft close units and USB socket as you'd expect at this level of Holiday Home.

Two bright bedrooms, fabric headboards and good overhead storage in both with an en-suite WC to the main which also features a king size bed.

Please note pictures are for illustration only and final spec may differ from that shown.

www.kellingheath.co.uk

PRICED
TO
SELL!

KEY FEATURES

MAIN KING BEDROOM

EN-SUITE WC

TWIN BEDROOM

FAMILY SHOWER ROOM

BED SETTEE

FIXED L SHAPED SOFA

WRAP AROUND DECKING

FULLY FENCED

EASY PARKING

ADDITIONAL FEATURES

- ✓ NEWLY LAID FLOORING LOUNGE TO HALL
- ✓ INTERGRATED FRIDGE/FREEZER
- ✓ SOFT CLOSE KITCHEN UNITS
- ✓ DOUBLE GLAZED & CENTRAL HEATING
- ✓ IMMACULATE THROUGHOUT
- ✓ GARDEN SHED



Kitchen



Lounge



Bedroom

LICENCE

LICENCE ON PARK UNTIL 21/09/2038

CONTACT US

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**ALL OF OUR HOLIDAY HOMES FOR SALE
CAN BE VIEWED BY VISITING**

WWW.KELLINGHEATH.CO.UK/HOLIDAY-HOMES-FOR-SALE



Please note pictures are for illustration only and final spec may differ from that shown.

This holiday home is being sold on behalf of a private individual (the "Vendor"), with Kelling Heath Holiday Park acting as agent (an "Agency Sale"). Any sales contract will be with the Vendor, not Kelling Heath Holiday Park, and your legal rights as a purchaser are therefore limited. You can expect the holiday home to be as described, but you must check for yourself that it is fit for purpose and of satisfactory quality.

This Agency Sale is subject to the provisions of the Licence Agreement (which will be between you and Kelling Heath Holiday Park) for Caravan Holiday Homes.

Kelling Heath Holiday Park, for themselves and for the Vendor of this holiday home for whom it acts as agent, gives notice that:

the information regarding the caravan holiday home set out in these particulars has been provided by the holiday home owner(s), not Kelling Heath Holiday Park;

while every care has been taken in the preparation of these particulars, no guarantee is made by Kelling Heath Holiday Park as to their accuracy, nor do they constitute any part of an offer or contract; and

the vendor does not make or give, and neither does Kelling Heath Holiday Park, or any persons in their employment have any authority to make or give, any representation or warranty in relation to this caravan holiday home. Please contact Holiday Home Sales if you have any questions about this caravan holiday home.

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