



46 Bel Air, Bassingfield Lane, Gamston,  
Nottingham, NG2 6NL

Guide Price £50,000  
Tel: 0115 9336666

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This large double bay fronted park home is offered to the market with no upward chain and provides three bedrooomed accommodation measuring approx. 40ft x 20ft in total. The home requires general modernisation both inside and out, although benefits from Upvc double glazed windows and oil fired heating central heating.

The park home occupies a good sized plot within this residential development located in the heart of old Gamston village at the end of Bassingfield Lane accessed off Kirkstone Drive. The park home sits central to its plot with a lawned south facing garden, shed and space to park three cars. All offering an ideal purchase for singles or couples over the age of 55.

#### ACCOMMODATION

A timber panelled and obscure glazed side door with window leads into the park home with a further bi-fold door into the entrance hall.

#### ENTRANCE HALL

The hallway sits central to the accommodation with the living, bedroom, bathroom and kitchen accommodation branching off, telephone point and glazed door into the lounge.

#### LOUNGE

16'0" x 11'5" (4.88m x 3.48m)

A good sized lounge with a dual aspect having windows to the side and rear, electric fire, tv aerial and opening through to the dining area.



#### DINING AREA

8'4" x 8'0" (2.54m x 2.44m)

The dining area is open plan to the lounge creating one large L shaped reception room having a further window to rear, ample room for table and chairs and door through to the kitchen.



#### KITCHEN

16'5" max x 9'8" (5.00m max x 2.95m)

A good sized kitchen fitted with a basic range of cabinets and drawers with rolled top work surface and a stainless steel sink, several appliance spaces with plumbing for a washing machine and calor gas connection for cooker if needed. Airing cupboard housing the hot water cylinder with electric immersion and slatted shelving, broom cupboard with shelving, window to side, glazed door back into the entrance hall and a timber panelled and obscure glazed door to the side lean-to offering a covered porch with a couple of steps down to the outside.



#### BEDROOM ONE

10'0" + recess x 9'8" (3.05m + recess x 2.95m)

A double bedroom with a window to side and recess partly fitted with a double cupboard.



#### BEDROOM TWO

9'6" into wardrobes x 9'3" (2.90m into wardrobes x 2.82m)

A double bedroom with a window to rear, a run of built-in wardrobes with a chest of drawers and storage units above.



### BEDROOM THREE

6'10" + recess x 6'6" (2.08m + recess x 1.98m)

A single bedroom with a window to side, recess partly fitted with a double cupboard.



### BATHROOM

6'6" x 5'6" (1.98m x 1.68m)

Requiring updating and currently fitted with a three piece suite including a wc, wash hand basin and a panelled bath with half tiled walls and electric shower over. Obscure window to side.



### OUTSIDE

The park home is situated within the old village of Gamston towards the bottom end of Bassingfield Lane and is situated in the centre of the park home development. The property occupies a good sized plot within the centre of this park home development with a driveway at the front providing space for up to three cars, timber shed housing the oil fired central heating boiler with adjacent oil storage tank. A path leads down either side of the park home with steps up to the main door and porch. A further area of garden at the rear has a paved patio, lawn and flowerbeds with hedgerows and fencing to the boundaries.



### **SITE LEASE DETAILS**

The purchase price is for the park home itself with the existing Lease for the plot available for assignment, subject to completing the necessary paperwork and meeting the current site rules. The site fees are currently in the region of £172.40 per month, payable to the site owners and reviewed annually. The fees include the site owners responsibility to maintain any communal parts. Electric is individually metered and payable to the park, water is individually metered and payable direct to Severn Trent Water, bottled gas and oil are sourced from local Suppliers.

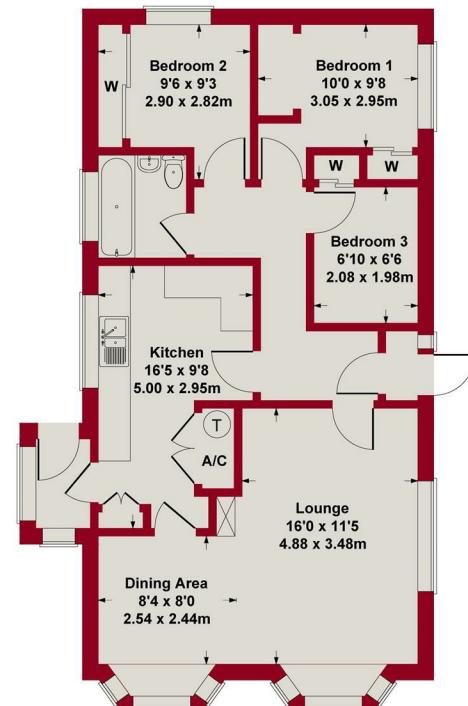
### **COUNCIL TAX**

We are led to believe by Rushcliffe Borough Council the property falls into Council Tax Band A.

### **VIEWINGS**

By appointment with Richard Watkinson & Partners.

**Approximate Gross Internal Area**  
800 sq ft - 74 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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