



Allan Morris
estate agents

Fruiterers Arms Caravan Park,
Uphampton Lane, Ombersley,
Droitwich, Worcestershire.

**33 Fruiterers Arms Caravan Park,
Uphampton Lane, Ombersley, Droitwich,
Worcestershire. WR9 0JW**

Features

- 2 Bedrooms
- Private garden
- Off road parking space
- Close to the village of Ombersley
- Countryside location

A two bedroom Park Home available to those over the age of 50, situated on the quiet Fruiterers Arms Caravan Park, located on the edge of the sought after village of Ombersley.

Accommodation briefly comprising: Entrance Hall, Living Room, Kitchen, Master Bedroom with En-Suite Cloakroom, further Bedroom and Shower Room.

Outside: There is off road parking and an enclosed private garden area.

LOCATION:

The property is located in the popular and quiet Fruiterers Arms Caravan Park located on Uphampton Lane, a short walk from the centre of the village of Ombersley. Ombersley is a glorious picturesque village and benefits from a variety of amenities to include Shops, Hairdresser's, Doctor's Surgery, several Public Houses, 1st Primary School, Village Hall and Church and is ideally placed for access to the Town of Droitwich, City of Worcester and motorway links via Junction 5 or 6 of the M5 motorway.





Directions:

From Worcester City centre proceed out in a northerly direction, along the A449. After approximately 2.5 miles, turn left signposted Uphamton Lane, where Fruiterers Arms Caravan Park can be found on the right hand side after a short distance. On arrival please park immediately on the right hand side and follow the right hand lane, where number 33 can be found on the right hand side, as indicated by our For Sale board.

WAM 7123

Useful Information:

Tenure: Leasehold

EPC Rating: N/A

Council Tax Band: A

GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA - 492 sq.ft. (45.7 sq.m.) approx.
Whilst every attempt is made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no guarantee is given 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, appliances and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.
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General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **MEASUREMENTS:** Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. **FIXTURES AND FITTINGS:** All items not specifically mentioned within these details are to be excluded from the sale. **SERVICES:** Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Floorplan Measurements:

LIVING ROOM:
12'4" x 9'7"

KITCHEN:
9'7" x 7'2"

BEDROOM 1:
11'2" maximum 9'4" minimum x 12'2"

BEDROOM 2:
9'7" x 7'11"

SHOWER ROOM:
6'5" x 4'7"

Contact us:

Address:
32 Sidbury, Worcester, WR1 2HZ