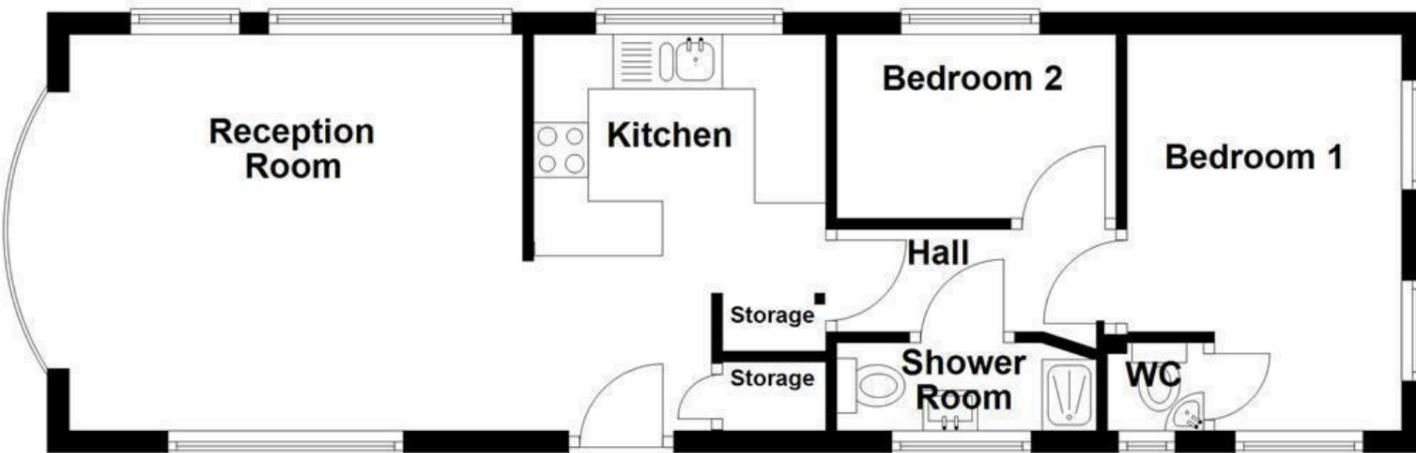


## Ground Floor



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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Edisford Road, Clitheroe, BB7 3LB

### Offers In The Region Of £89,950

A BRIGHT TWO BEDROOM PARK HOME

Located on Edisford Road in the charming village of Waddington, Clitheroe, this delightful two-bedroom caravan offers a unique opportunity for comfortable living in a picturesque setting. The property features an open-plan living and kitchen area, creating a warm and inviting space perfect for both relaxation and entertaining.

The master bedroom is a true highlight, complete with an en suite WC and a separate shower room, ensuring convenience and privacy. The second bedroom is well-proportioned, making it ideal for guests or family members.

Outside, you will find a parking area along with a decked patio, perfect for enjoying the fresh air and the beauty of the surrounding landscape. A small garden area adds to the charm, providing a lovely spot for gardening enthusiasts or simply unwinding in nature.

This property is perfect for those seeking a tranquil lifestyle in a friendly community, with the added benefit of being close to local amenities and the stunning countryside. Whether you are looking for a weekend retreat or a permanent residence, this caravan on Edisford Road is a wonderful choice.

# Edisford Road, Clitheroe, BB7 3LB Offers In The Region Of £89,950



- Two Well Proportioned Bedrooms
- Council Tax Band A
- Decked Patio Area
- Viewing Recommended
- Open Plan Kitchen Area
- EPC Rating TBC Park Home
- Small Garden Included
- Tenure TBC
- Parking Space Available
- Located In Clitheroe

## Entrance

## Reception Room

13'8 x 11'11 (4.17m x 3.63m)

## Kitchen

12' x 8'9 (3.66m x 2.67m)

## Hall

8'5 x 2'4 (2.57m x 0.71m)

## Bedroom One

12'4 x 8'3 (3.76m x 2.51m)

## Bedroom Two

8'5 x 5'4 (2.57m x 1.63m)

## Shower Room

6'5 x 3'10 (1.96m x 1.17m)

## WC

3'9 x 3' (1.14m x 0.91m)



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