



**DESCRIPTION:**

PRICED TO SELL !

Blake & Thickbroom are pleased to be offering for sale this two bedroom holiday caravan situated on the Firs development, a privately owned and run caravan park, set in the highly regarded village of Little Clacton. This 2014 Willerby Rio Premier model (35' x 12') is fully available and ready for viewing immediately.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre via the A133 London Road. At the large roundabout (fire station on left), take the third exit into the continuation of London Road. Proceed past the Robin Hood public house on the left and after some distance proceed straight across the next roundabout into London Road, Little Clacton. The Firs caravan park can be found on the right hand side.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

\* TWO BEDROOMS \* ENSUITE CLOAKROOM \*

\* 17'8 x 11'10 LOUNGE / KITCHEN / DINER with INTEGRATED COOKER, EXTRACTOR HOOD, MICROWAVE, FRIDGE & FREEZER (ALL UNABLE TO TEST) \*

\* SHOWER ROOM \* COMBI BOILER HOUSED IN CUPBOARD \*

\* CALOR GAS HEATING SYSTEM (UNABLE TO TEST)\* DOUBLE GLAZING \*

\* DECKING \* PARKING \*

\* WITHIN A MILE OF VILLAGE FACILITIES INCLUDING MAJOR SHOPPING SUPERMARKET OUTLETS, POST OFFICE & PUBLIC HOUSE \*

\* AVAILABLE IMMEDIATELY \* SOLE AGENTS \*

**LOUNGE / KITCHEN / DINER:** 17'8 (5.38m) x 11'10 (3.61m)

Replacement double glazed entrance door leading to lounge/kitchen/diner. Modern fitted kitchen comprising of cream laminated fronted units with rolled edge laminated work surfaces with matching upstands and inset single drainer sink unit with cupboards, drawers and storage below, range of eye level cupboards, integrated gas cooker, double oven with extractor hood above, fitted microwave, integral fridge and freezer, cupboard housing wall mounted combi boiler. Radiator. Calor gas fire. Access to hallway. Double glazed aspects to front, side and rear.

**HALLWAY:**

Radiator. Doors to all rooms.

**BEDROOM ONE:** 11'9 (3.58m) x 9'0 (2.74m)

Radiator. Fitted wardrobes. Ottoman Bed. Double glazed window to rear. Door to:

**ENSUITE CLOAKROOM:**

Fitted with low level WC, pedestal hand wash basin. Radiator. Wall mounted cupboard. Double glazed window to front.

**BEDROOM TWO:** 8'9 (2.67m) x 5'8 (1.73m)

Radiator. Fitted wardrobes. Double glazed window to rear.

**SHOWER ROOM:**

Modern fitted shower suite comprising of shower tray with sliding door, vanity hand wash basin with cupboards below, low level WC. Radiator. Double glazed window to front.

**OUTSIDE:**

The front of the property has decked area affording seating.

**AGENTS NOTES:**

Tenure N/A. Council Tax N/A. EPC Rating N/A.

We have been advised by the site there are three different site terms an 8 month term costing £4295.00 per annum, 10.5 month term costing £5345.00 per annum & a 12 month term costing £5815.00 per annum.

The site is under a 365 leisure licence agreement, you will need an off site address.

Please note prospective purchasers must confirm with their legal representatives that the tenure and details are correct as Blake & Thickbroom have not seen sight of any formal lease or management pack.



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