



Bear Estate Agents are pleased to offer for sale this over 45's one bedroom mobile park home with private garden and parking. This quiet location is ideal for those looking from some space.

- Quiet Location
- Private Garden
- One Double Bedroom
- Private Parking
- Internal Porch
- Walking Distance to the River

## Lower Road

Hockley

**£115,000**





# Lower Road



## Entrance Hall

Laminate wood floor. Doors to:

## Open Plan Lounge/Kitchen & Diner

20'1 x 9'9

Perfect for entertaining, lots of light and potential for modernisation.

## Bedroom One

12'0 x 9'9

Two double glazed windows to side aspect, laminate wood flooring, two radiators.

## Shower Room

6'11 x 5'5

Double glazed window to side aspect. Suite comprising; wash hand basin, low level WC, shower cubicle, radiator.

## Front

Hardstanding drive way providing parking for one vehicle to side, shingle bedding area. Fencing and gate to entrance.

## Exterior

Wrap around garden to sides and rear commencing with paved patio area to side with flower beds, leading to the rear with 2 metal storage sheds (both with electric supply - not tested) and greenhouse. Further garden area has a footpath with slate bedding and garden pond, shrubs & flower beds.

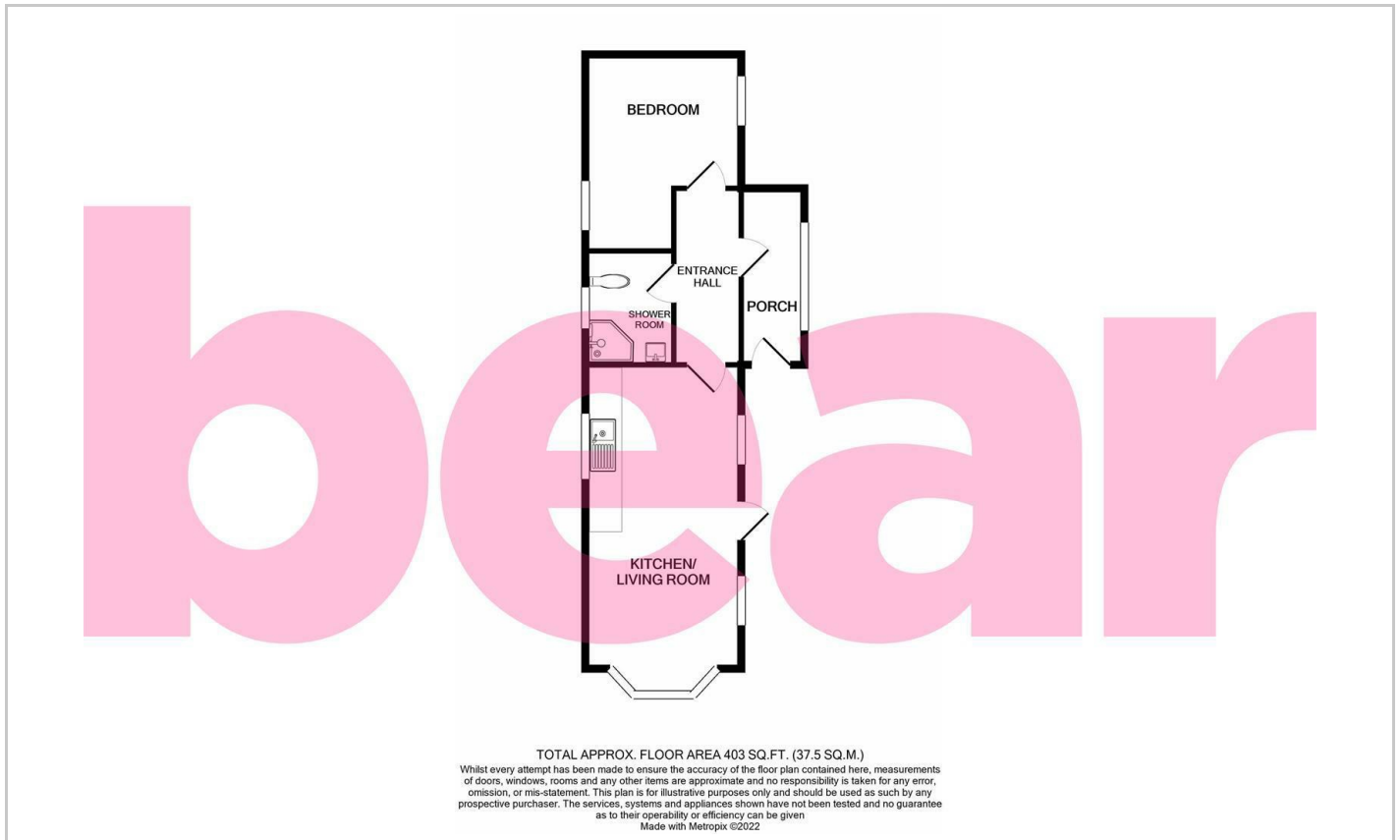
## Agents note:

£1930 site fee which includes sewage and water. Owner responsible for own LPG in exterior storage tank for heating. We have been informed that this is an over 45's age park and are allowed pets, which has to be declared in writing.

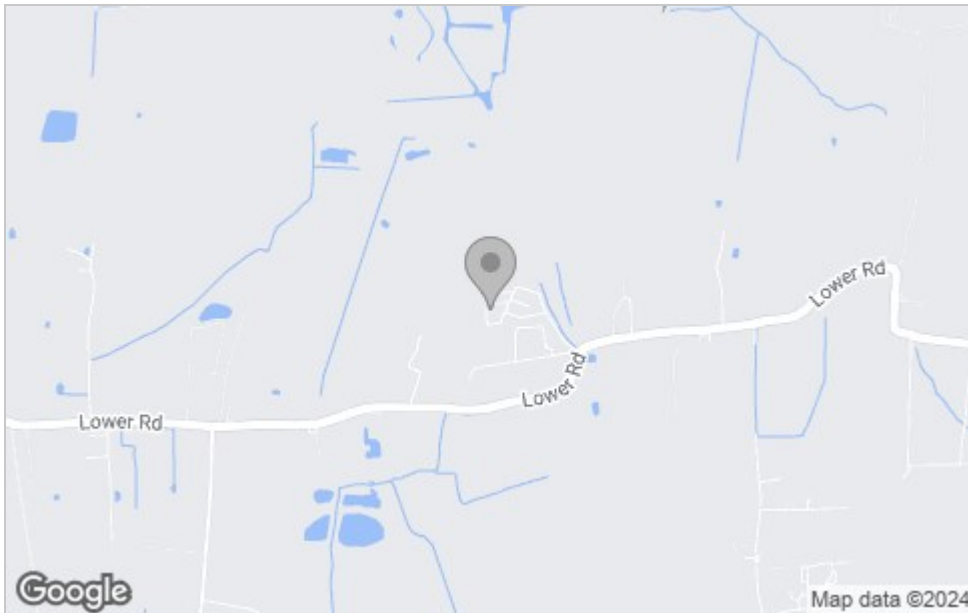




## Floor Plan



## Area Map



## Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

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.

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## Energy Efficiency Graph

