



Connells

Williams Green Tower Park
Hullbridge Hockley



Property Description

GUIDE PRICE £150,000 - £175,000 - Situated on the sought after Tower Park site is this larger than average, square layout, one bedroom detached park home. Property benefits from fitted kitchen and shower room, lounge/diner and a good sized double bedroom with built in wardrobes. There is a large established wrap around garden and off street parking to the front. Tower Park is close to all local amenities with good bus and road links.

Entrance Porch

Access via an open doorway into porch area with double glazed windows to front and sides. Double glazed front door leading to lounge.

Lounge / Diner

19' x 9' 5" reducing to 8'5" (5.79m x 2.87m reducing to 8'5")

Double glazed doors to front and rear. Two double glazed windows to side. Two radiators. Television point. Built in storage cupboard. Archway to inner hallway and archway to kitchen.

Kitchen

7' 3" x 6' 7" (2.21m x 2.01m)

This is an L shaped room. Double glazed window to rear. Kitchen is fitted with a range of wall mounted and base units, finished with worksurfaces, inset with stainless steel sink/drainer unit with mixer tap. Splashback tiling. Integrated eye level, electric double oven. Integrated gas hob. Integrated fridge & freezer. Integrated washing machine. Central heating boiler.

Inner Hallway

Double glazed window to side. Built in airing cupboard Radiator. Doors to bedroom and shower room.

Bedroom

11' 9" measured to back of wardrobes x 9' 4" (3.58m measured to back of wardrobes x 2.84m)

Double glazed window to front and side. Range of fitted wardrobes. Radiator.

Shower Room

Double glazed window to rear. Three piece suite comprising of shower cubicle, wash hand basin with vanity unit under and low level flush W.C. Wall mounted vanity unit to remain. Radiator.

Outside

The property sits centrally on its own wrap around plot. The garden is mainly laid to lawn with established plants and shrubs. There are two paved patio area and pathways around the property. There is a garden shed which is to remain.

Agents Notes

The Vendor of this property is an employee of the Connells, Rayleigh branch.

Vendor has advised that the property has had an extensive external refurbishment in the last 6 years with a new roof, fascias, soffits and guttering, new external walls, all new double glazed windows and doors. The patios and pathways were laid 2 years ago.

This property may be governed by the Mobile Homes Act 2013. Sites often have requirements specific to the purchase of a property and to 'the site' in general, including paying the site owners commission. Intending purchasers should satisfy themselves about such requirements.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: Exempt

Tenure:



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: RAY308287 - 0007