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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

The Close, The Dome Village, Hockley, SS5 5LX



Guide Price £200,000 - £220,000

Situated on the popular Dome Village is this two bedroom park home with two reception rooms, kitchen with utility room, shower room and a wrap around garden.

Council Tax Band: A. EPC: n/a.
Viewing advised. Our Ref: 19670.

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Accommodation comprises:

Entrance via raised decking with uPVC double glazed door to kitchen.

KITCHEN 13' x 9' 4" (3.96m x 2.84m)

uPVC double glazed window to side aspect. A range of base and eye level units incorporating roll top work surface with sink drainer unit with mixer tap. Double oven. Gas hob with extractor fan above. Wood effect flooring. Tiled walls. Door to dining room.



DINING ROOM 10' x 9' 10" (3.05m x 3m)

uPVC double glazed window to side aspect. Radiator. Wood effect flooring. Open to lounge.



LOUNGE 19' 2" x 10' 9" (5.84m x 3.28m)

Two uPVC double glazed windows to front aspect. uPVC double glazed window to side aspect. Two radiators. Wood beam effect to ceiling.





UTILITY ROOM 10' 8" x 6' 1" (3.25m x 1.85m)
uPVC double glazed window to side aspect. Wood door to side aspect. Freestanding fridge freezer to remain.

SHOWER ROOM

A three piece suite comprising shower, wash hand basin with vanity storage below and close coupled wc.



HALLWAY
Storage cupboard.

BEDROOM ONE 10' 10" x 9' 4" (3.3m x 2.84m)
uPVC double glazed window to rear aspect. Built in wardrobes with sliding doors. Radiator. Air conditioning unit.



BEDROOM TWO 9' 11" x 9' 10" (3.02m x 3m)

uPVC double glazed window to rear aspect. Built in wardrobes with sliding doors. Wood effect flooring. Radiator. Air conditioning unit.



EXTERIOR.

A **GENEROUS AND SECLUDED GARDEN** with well tended lawn. Patio area. Greenhouse. Side access leading to shed to remain. New fencing.

The **FRONT** has own pathway to both sides. Laid to lawn. There is a communal parking area.



Agents Note:

Combination boiler installed February 2024.

The shower has only been used two/three times.

Air conditioned.

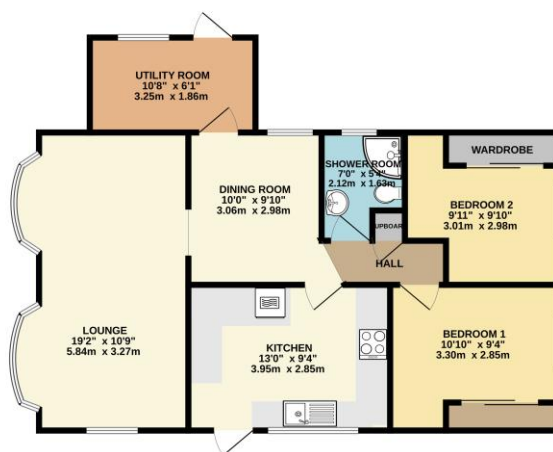
The gas is supplied via four gas bottles which usually last one year, with the bottles having been installed in February.

The fencing has been sealed and is one year old.

There is a maximum two pets permitted.

Ground rent : To be confirmed.

GROUND FLOOR
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA: 722 sq.ft. (67.1 sq.m.) approx.

While every effort has been made to ensure the accuracy of the foregoing particulars, measurements of floor, ceiling, height and area shall be deemed approximate and the purchaser is advised to verify the same by independent professional surveyors. This plan is for illustrative purposes only and should not be used as a basis for any legal proceedings. The purchaser is advised to verify the accuracy of the above particulars by independent professional surveyors. Measurements are to the internal face of walls and doors are to the face of the door.

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