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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Pond Close, Tower Park, Hullbridge, SS5 6PD



£125,000

Situated on Tower Park in a quiet cul de sac is this recently refurbished one bedroom (formerly two bedrooms) mobile home with modern fitted kitchen/breakfast room. The property has recently had the Government scheme re-insulation providing substantial insulation to the whole of the building at a value of circa £10,000. Close to the River Crouch with beautiful riverside walks.  
Council Tax Band: A. No onward chain.  
Viewing advised. Our Ref: 19797.

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Accommodation comprises:

Entrance via double glazed entrance door to entrance hall.

### ENTRANCE HALL

Wood effect flooring.

### BEDROOM ONE 15' 3" max x 9' 5" max (4.65m x 2.87m)

Double glazed windows to side and front aspects. Fitted bedroom furniture including wardrobes and dressing table. Two radiators. Coving to ceiling.



### Agents Note:

*This bedroom was formerly two rooms.*

### BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with shower over and tiled surround, pedestal wash hand basin and close coupled wc. Radiator. Wood effect flooring. Plastered ceiling.



### KITCHEN/BREAKFAST ROOM 11' 3" x 9' 5" (3.43m x 2.87m)

Double glazed windows to both sides. A comprehensive range of base and eye level units incorporating granite effect roll top work surface with inset stainless steel sink drainer unit. Space for freestanding Stove electric cooker with four ring hob and extractor above. Space and plumbing for washing machine to remain. Space for tall fridge freezer to remain. Tiled splash backs. Wood effect flooring. Space for table and chairs. Door to lounge.

### LOUNGE 12' 11" x 9' 5" (3.94m x 2.87m)

Double glazed window to side and front aspects. Double glazed door to side aspect. Radiator. Coving to ceiling.

### EXTERIOR.

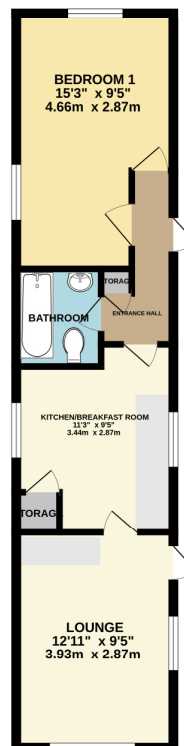
The property is situated in a quiet position with beautifully maintained wrap around gardens with outdoor seating area. Pathway providing access to external storage shed.

The property is a very short stroll to communal car parks providing extensive parking. A short stroll to the riverside walks along the River Crouch with views across to South Woodham Ferrers.

### Agents Note:

*Site Fees: £197 per month including water rates.*

GROUND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 414 sq.ft. (38.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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