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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

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



Guide Price:
£115,000 - £130,000

Situated on the popular Tower Park in a quiet cul de sac is this recently refurbished two bedroom park home with modern fitted kitchen, modern fitted bathroom and recently fitted combi boiler. Within a stone's throw of the River Crouch with beautiful riverside walks.

Close to all local amenities including bus routes.

NO ONWARD CHAIN. Viewing advised.

Council Tax Band: A. Our Ref: 20431.

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Accommodation comprises:

Entrance via double glazed entrance door to entrance hall.

ENTRANCE HALL

Radiator. Coving to ceiling.

BATHROOM

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

BEDROOM ONE 9' 2" x 8' 4" (2.79m x 2.54m)

Double glazed window to side aspect. Fitted wardrobes to one wall. Radiator. Coving to ceiling.



BEDROOM TWO 7' 5" x 6' 5" (2.26m x 1.96m)

Double glazed window to side aspect. Fitted wardrobe. Radiator. Coving to ceiling.



KITCHEN 9' 2" x 9' 2" (2.79m x 2.79m)

Double glazed windows to both sides. Base and eye level units incorporating work surface with inset stainless steel sink drainer unit. Integrated electric oven. Gas hob with extractor above. Space and plumbing for washing machine. Tiled splash back. Cupboard housing combination boiler (fitted in 2022) on the Hive system. Radiator. Coving to ceiling. Door to lounge.

LOUNGE 10' 10" x 9' 2" (3.3m x 2.79m)

Double glazed semi bay window to front aspect. Double glazed door to side aspect. Feature fireplace with inset fire. Radiator. Coving to ceiling.

EXTERIOR.

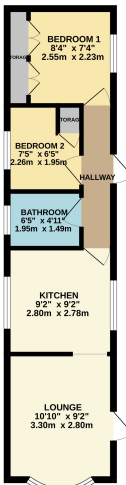
The property is located in a quiet position with a beautifully maintained WRAPAROUND GARDEN with an outdoor seating area. Pathway to external storage shed. The property is a very short stroll to the COMMUNAL CAR PARK providing extensive parking and to riverside walks along the River Crouch with views across to South Woodham Ferrers.

Agents Note:

The vendors advise that:

Site Fee: £197 per month, including water rates.

GROUND FLOOR
377 sq ft (35.0 sq m) approx.



TOTAL FLOOR AREA: 377 sq ft (35.0 sq m) approx.
While every attempt has been made to ensure the accuracy of the floor plan, measurements of actual rooms, rooms and site area may vary as appropriate and are not intended to be used for any purpose other than for information only. The plan is for illustrative purposes only and should not be used for any other purpose. The services, systems and equipment shown have not been inspected and are shown as they are. No responsibility is accepted for any errors or omissions.

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.