

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

14 Hockley Park, Lower Road, Hockley, SS5 5NG



Guide Price:
£100,000 - £115,000

Situated on the popular Hockley Park is this one double bedroom park home located on a corner plot and benefiting from having large lounge, kitchen with separate utility room, wrap around garden and own driveway providing parking for two vehicles.

OFFERED WITH NO ONWARD CHAIN.

Council Tax Band: A. Our Ref: 20465.

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Entrance via entrance door to

LOUNGE 14' 8" x 14' (4.47m x 4.27m)

Two double glazed windows to the front aspect. Double glazed window to the side aspect. Feature fireplace. Two radiators.



BEDROOM ONE 8' 11" x 8' 7" (2.72m x 2.62m)

Double glazed window to the front aspect. Fitted bedroom furniture to one wall. Radiator.



BATHROOM 11' 8" x 5' 9" (3.56m x 1.75m)

Two obscure double glazed windows. WC with low level cistern. Pedestal wash hand basin. Panelled bath with shower over. Built-in cupboard. Part tiled walls. Radiator.



KITCHEN 14' x 8' 8" (4.27m x 2.64m)

Double glazed window to the side aspect. Range of base cupboards and drawers. Free standing cooker to remain. Under unit Becko freezer to remain. Under unit fridge to remain. Radiator.



UTILITY ROOM 12' 9" x 4' 8" (3.89m x 1.42m)

Double glazed window to the rear aspect. Double glazed door providing access to the rear. Washing machine to remain. Tumble dryer to remain. Radiator.



EXTERIOR

The **SECLUDED WRAP AROUND GARDEN** has crazy paved patio area with block paving extending to the side with gate providing access to the front. Laid lawn. **SHED** to remain. **GREENHOUSE** to remain.



The **FRONT** has laid lawn and own block paved driveway providing off-street parking for two vehicles.



Agents Note:

*The property has a fitted burglar alarm;
the Ideal boiler is located in the bathroom.*

Ground Rent: £214 per month.

GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 523 sq ft (48.6 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 purchaser is advised to verify all dimensions and measurements and to ensure that the plan is correct and up-to-date. No liability is accepted for any error or omission. Made with floorplan 1.0.0.025

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.