



**Church
Hawes**
churchandhawes.com

Central Avenue, Althorne , Essex CM3 6DE
Price £165,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

****NO ONWARD CHAIN**** Set at the foot of this quiet and peaceful over-50s residential development, this superbly renovated and stylishly presented two/three-bedroom park home offers spacious and versatile accommodation throughout.

The living space begins with a light and airy entrance hall, complete with extensive storage, leading through to a wonderful dual-aspect living/dining room filled with natural light. The impressive refitted kitchen/breakfast room provides a modern and practical space, complemented by an adjoining utility room. There are two generous double bedrooms, one benefiting from its own en-suite shower room, as well as a separate dressing room/study that could serve as an occasional third bedroom. A well-presented bathroom completes the internal accommodation.

Externally, attractive wrap-around gardens surround the property, creating a pleasant and private outdoor setting. Allocated parking is available behind the property and there is also a communal parking area for visitors, conveniently located at the bottom of the development.



ACCOMMODATION COMPRISES:

Radiator, four built in storage cupboards, wood effect floor, doors to:

LIVING/DINING ROOM: 18'11 max x 18'5 max (5.77m max x 5.61m max)

Double glazed windows to front and side, radiator, electric fire with display mantle over, wood effect floor, door to:

KITCHEN/BREAKFAST ROOM: 10'8 x 9'1 (3.25m x 2.77m)

Double glazed window to rear, radiator, refitted kitchen with extensive range of white gloss fronted wall and base mounted storage units and drawers, roll edged work surfaces with inset white ceramic 1 ½ bowl/single drainer sink unit, built in 4-ring gas hob with extractor over and oven below, matching breakfast bar, wood effect floor, leading to:

UTILITY:

Double glazed entrance door to rear, built in white gloss fronted storage cupboards, space and plumbing for fridge/freezer and washing machine, continuation of wood effect floor.

BATHROOM:

Obscure double glazed window to rear, 3 piece white suite comprising panelled bath with antique style mixer tap and shower attachment, close coupled WC and wash hand basin set on vanity unit with storage below, continuation of wood effect floor, extractor fan.

BEDROOM 1: 9'10 x 9'1 (3.00m x 2.77m)

Double glazed bow window to front, radiator, wood effect floor, door to:

EN-SUITE:

Obscure double glazed window to side, radiator, 3 piece white suite comprising fully tiled shower cubicle, close coupled WC and wash hand basin set on vanity unit with storage cupboard below, built in storage cupboard, wood effect floor.

BEDROOM 2: 11' x 9' (3.35m x 2.74m)

Double glazed window to rear, radiator, built in wardrobes, wood effect floor.

EXTERIOR - GARDENS:

The property sits centrally on its plot with gardens surrounding it being mainly laid to lawn with planted beds and shrubs to borders, access to storage building.

PARKING:

Allocated parking space for home behind property and ample visitor parking.

TENURE, COUNCIL TAX & FEES:

Fully Residential, No Pets. No Children. Over 50s Only.

Site fees (at time of listing): £235 per month

Please note that the site fee (also known as pitch fee, or ground rent) is subject to change and reviewed annually. Ground rent can only be increased in line with the Consumer Price Index. For more information, please get in touch.

Tenure: Virtual Freehold

Virtual Freehold means that when buying a park home, you purchase the physical property outright and lease the land it sits on in perpetuity, for the entirety of the time the home is sited. These properties are not mortgageable. Please consult a solicitor for further information.

Council Tax Band: A

NOTE: The information in this property listing is correct to the best of our knowledge. We recommend any potential purchaser is aware of all details including park rules and conditions before sale completion. We also recommend consulting the Mobile Homes Act 2013 for conditions of any future sale of this property.

AGENTS NOTES:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS:

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.



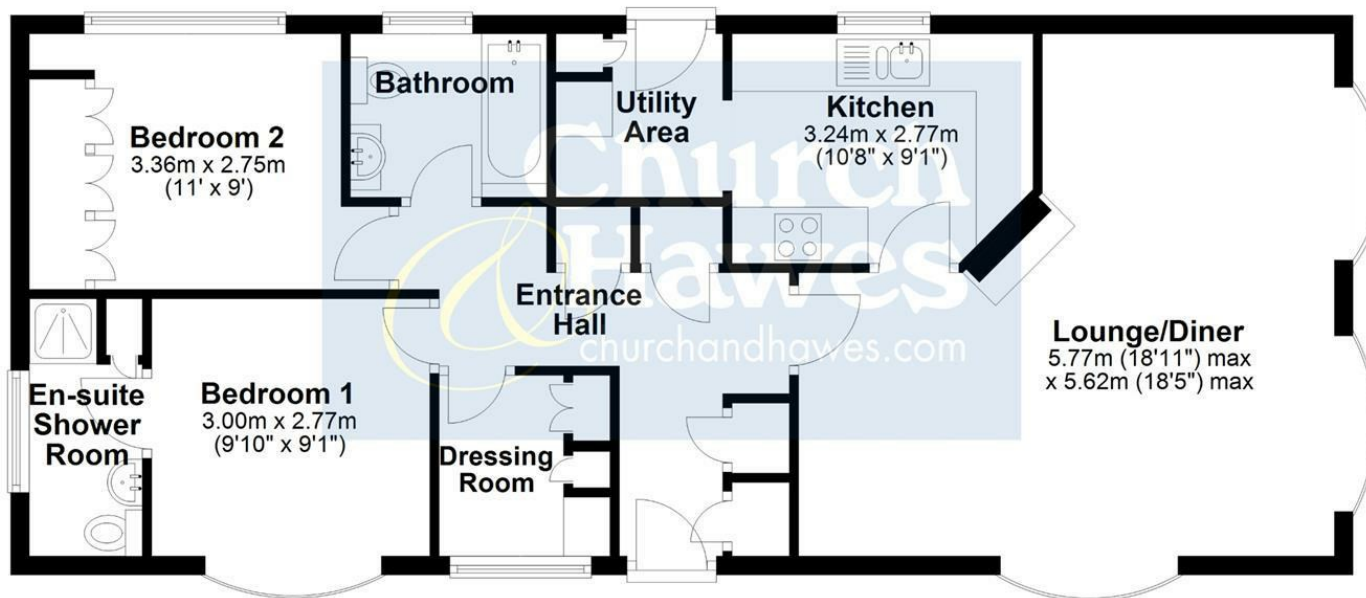




APPROX INTERNAL FLOOR AREA
TOTAL 80 SQ M 861 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.
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Ground Floor



efficient
property
marketing

ALTHORNE -
BIRS LODGE

Lower Burnham Rd Fambridge Rd

West Ave
Central Ave
East Ave

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