



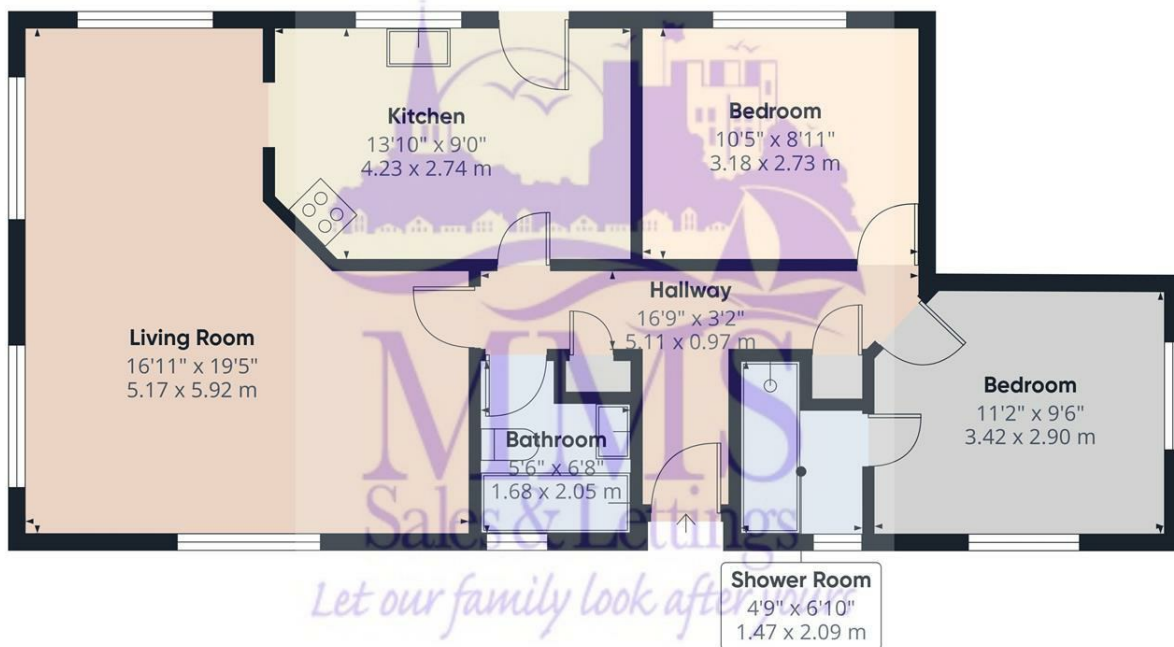
218 Damson Drive, Hoo Marina, ME3 9TH

Nestled in the charming area of Vicarage Lane, Hoo, Rochester, this fantastic two-bedroom park home offers a delightful blend of comfort and convenience. Upon entering via the hall way, you will find a spacious lounge diner, perfect for both relaxation and entertaining. The generous kitchen is well-equipped, making it an ideal space for culinary enthusiasts. This property features two well-proportioned bedrooms, ensuring ample space for rest and privacy. One of the bathrooms has an ensuite shower, providing added convenience for the occupants and there is also a family bathroom. The thoughtful layout of the home maximises space and light, creating a warm and inviting atmosphere.

Externally, the property boasts a wrap-around garden, offering a lovely outdoor space to enjoy the fresh air and sunshine. Additionally, there is a driveway that accommodates one car, enhancing the practicality of this lovely home. Offered with no forward chain, this park home presents an excellent opportunity for those looking to settle in a peaceful community. The monthly pitch fees are £194.67, (reviewed annually) making it a manageable option for prospective buyers. This property is EPC exempt, adding to its appeal. If you are seeking a comfortable and well-appointed home in a tranquil setting, this two-bedroom park home on Vicarage Lane is certainly worth considering. Hoo Marina Park, located on the Hoo Peninsula in Kent, offers a fantastic sense of community life style. On-site amenities include a convenience store, regular milk deliveries, and picturesque riverside walks. The nearby village of Hoo St Werburgh provides essential services like doctor and dental surgeries, supermarkets, and a swimming pool.

£180,000

- TWO BEDROOMS WITH ENSUITE TO MASTER
- FAMILY BATHROOM
- OPEN PLAN LOUNGE/DINER
- SPACIOUS FITTED KITCHEN
- WRAP AROUND GARDEN
- DRIVE WAY FOR ONE CAR
- COUNCIL TAX BAND A
- PITCH FEES APPLY
- EPC EXEMPT



Approximate total area[®]
731 ft²
68 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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