

2 Red River Country Park, Kingsmans Farm Road, Hullbridge, SS5 6EP



£260,000

Situated on this popular Exclusive Country Park for the Over 50's (one of only 36 plots) in a semi-rural position close to the River Crouch is this two bedroom mobile home with high specification finishes throughout, luxury fitted kitchen, en suite to bedroom one, private composite decking area with far reaching views over open fields and own block paved driveway.

Viewing highly recommended. Our Ref: 17575.



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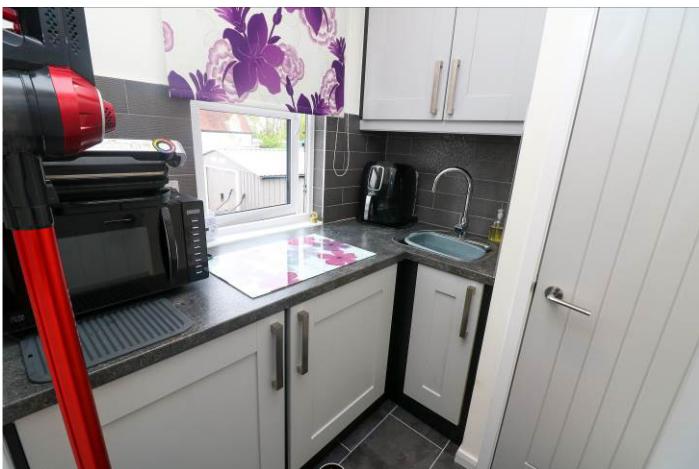
Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Tiled flooring.

UTILITY ROOM 6' 1" x 5' 7" (1.85m x 1.7m)

Double glazed window to front aspect. A range of base and eye level units incorporating granite effect roll top work surface with an inset sink drainer unit. Integrated washing machine and tumble dryer. Tiled splash backs. Cupboard housing gas combi boiler. Radiator.



LIVING ROOM 15' x 13' 1" (4.57m x 3.99m)

Feature double glazed windows to side and rear aspects. Part vaulted ceiling. Plastered ceiling with inset spot lighting. Two radiators. Fireplace with electric fire with additional heat and light settings.



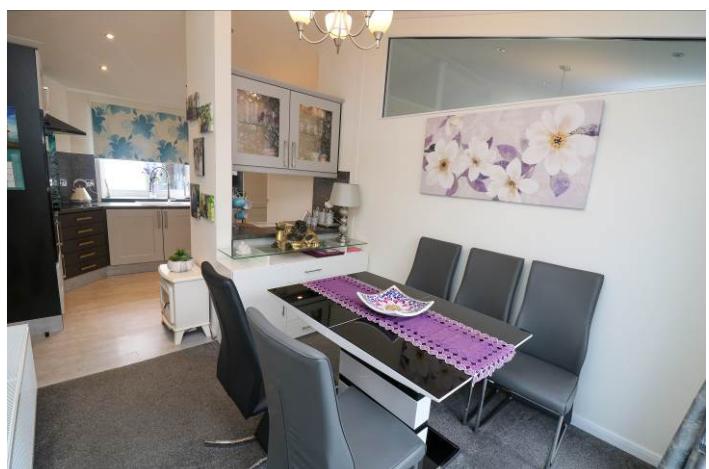
LUXURY FITTED KITCHEN 11' 2" x 9' 5" (3.4m x 2.87m)

Double glazed window to side aspect. A range of base and eye level units incorporating granite effect roll top work surface with a white granite one and a half bowl sink unit. Two single ovens with separate induction hob with glass splashback and extractor chimney above. Integrated dishwasher and fridge freezer. Tiled flooring. Open plan to dining room.



DINING ROOM 9' 3" x 8' 8" (2.82m x 2.64m)

Double glazed patio doors providing access **DECKING AREA**. Radiator. Plastered ceiling with inset spot lighting.



INNER HALLWAY

MASTER BEDROOM 12' 3" x 9' 3" (3.73m x 2.82m)

Two double glazed windows to front aspect. Plastered ceiling with inset spot lighting. Walk in dressing room/wardrobe. Radiator. Door to en suite.



EN SUITE SHOWER ROOM 5' 11" x 5' 8" (1.8m x 1.73m)

Obscure double glazed window to side aspect. A three piece suite comprising corner shower cubicle with thermostatic shower, inset wash hand basin with vanity storage below and low level wc. Radiator. Tiled walls. Tiled flooring.



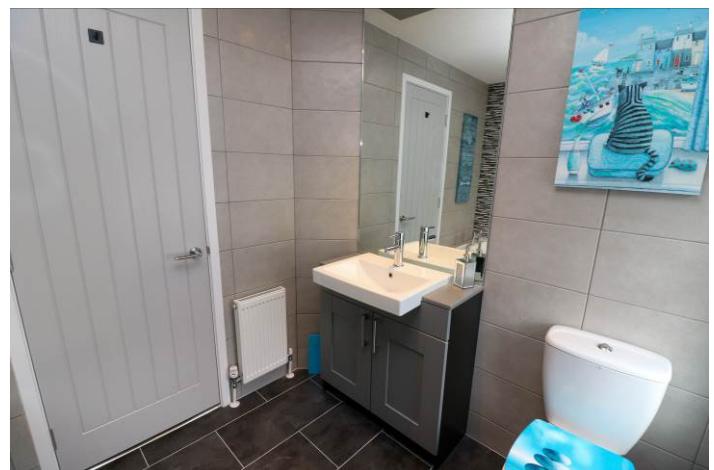
BEDROOM TWO 9' 5" x 9' 4" (2.87m x 2.84m)

Double glazed window to side aspect. Radiator. Plastered ceiling with inset spot lighting. Fitted wardrobes.



BATHROOM

Two obscure double glazed windows to side aspect. A three piece suite comprising panelled bath with chrome mixer taps, inset wash hand basin with vanity storage below and low level wc. Chrome heated towel rail. Tiled walls with feature inset tiled shelving. Tiled flooring. Plastered ceiling.



EXTERIOR.

Composite decking area with balustrade with stunning views across open fields. Steps down from decking to **SHED 10' x 6' (3.05m x 1.83m)** to remain. Separate seating area accessed via dining room. Own block paved driveway providing off street parking.



Agents Note:

Council Tax: Band B.

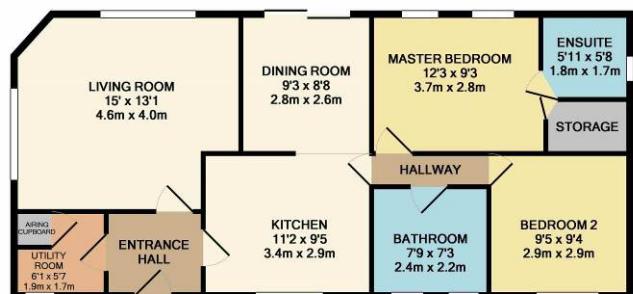
Ground rent £250 per month.

Water and sewerage £25 per month.

No service or maintenance charges.

The vendors have advised that the property runs on bottled gas which costs approximately £900 per annum.

Electricity is via a pre-paid meter and costs approximately £650 per annum.



TOTAL APPROX FLOOR AREA 757 SQ.FT. (70.3 SQ.M)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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