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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## 18 The Close, The Dome Village, Hockley, SS5 5LX



£220,000

Situated on the popular Dome Village is this two bedroom park home with two reception rooms, kitchen with utility room, shower room and a wrap around garden.

Council Tax Band: A. EPC: n/a.  
Viewing advised. Our Ref: 19670.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

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Accommodation comprises:

Entrance via raised decking with uPVC double glazed door to kitchen.

#### **KITCHEN 13' x 9' 4" (3.96m x 2.84m)**

uPVC double glazed window to side aspect. A range of base and eye level units incorporating roll top work surface with sink drainer unit with mixer tap. Double oven. Gas hob with extractor fan above. Wood effect flooring. Tiled walls. Door to dining room.



#### **DINING ROOM 10' x 9' 10" (3.05m x 3m)**

uPVC double glazed window to side aspect. Radiator. Wood effect flooring. Open to lounge.



#### **LOUNGE 19' 2" x 10' 9" (5.84m x 3.28m)**

Two uPVC double glazed windows to front aspect. uPVC double glazed window to side aspect. Two radiators. Wood beam effect to ceiling.







**UTILITY ROOM 10' 8" x 6' 1" (3.25m x 1.85m)**  
uPVC double glazed window to side aspect. Wood door to side aspect. Freestanding fridge freezer to remain.

**SHOWER ROOM**

A three piece suite comprising shower, wash hand basin with vanity storage below and close coupled wc.



**HALLWAY**  
Storage cupboard.

**BEDROOM ONE 10' 10" x 9' 4" (3.3m x 2.84m)**  
uPVC double glazed window to rear aspect. Built in wardrobes with sliding doors. Radiator. Air conditioning unit.





**BEDROOM TWO 9' 11" x 9' 10" (3.02m x 3m)**

uPVC double glazed window to rear aspect. Built in wardrobes with sliding doors. Wood effect flooring. Radiator. Air conditioning unit.



**EXTERIOR.**

A **GENEROUS AND SECLUDED GARDEN** with well tended lawn. Patio area. Greenhouse. Side access leading to shed to remain. New fencing.

The **FRONT** has own pathway to both sides. Laid to lawn. There is a communal parking area.



**Agents Note:**

*Combination boiler installed February 2024.*

*The shower has only been used two/three times.*

*Air conditioned.*

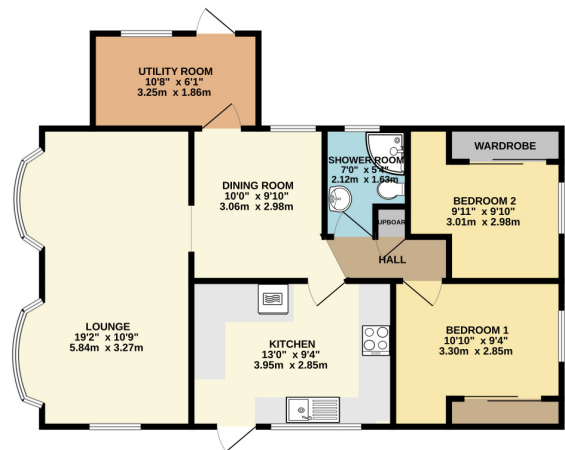
*The gas is supplied via four gas bottles which usually last one year, with the bottles having been installed in February.*

*The fencing has been sealed and is one year old.*

*There is a maximum two pets permitted.*

*Ground rent : To be confirmed.*

GROUND FLOOR  
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA: 722 sq.ft. (67.1 sq.m.) approx.  
While every effort has been made to report the accuracy of the floorplan, measurements are not guaranteed. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The architect, surveyor and agent's names have not been stated and no guarantee is to be given in relation to the plan.  
Marked with Markings 12/2024

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.