

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

4 Sunshine Close, Tower Park, Hullbridge, SS5 6PG



Guide Price:
£150,000 - £175,000

Situated in the popular Tower Park Development in a quiet close is this recently refurbished park home with large lounge, separate dining room, modern fitted kitchen including new cooker, modern fitted shower room and two good size bedrooms. **NO ONWARD CHAIN. VIEWING IS HIGHLY RECOMMENDED ON THIS RECENTLY REFURBISHED PROPERTY.**

Council Tax Band: A. Our Ref: 20228.

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Accommodation comprises:

Entrance via side door to kitchen.

KITCHEN 9' 11" x 9' 6" (3.02m x 2.9m)

uPVC double glazed window to side aspect. A range of modern eye and base level units incorporating roll edge work surface with inset stainless steel sink drainer unit with mixer tap. A new Zanussi cooker. Electric hob with extractor fan. Laminate wood effect flooring.



DINING ROOM 12' 5" x 9' 7" (3.78m x 2.92m)

uPVC double glazed window to side aspect. Two storage cupboards one housing the boiler. Newly fitted carpet. Radiator.



LOUNGE 19' 1" x 11' 6" (5.82m x 3.51m)

uPVC double glazed windows to front and side aspects. Door to side aspect. Continuation of newly fitted carpet. Radiator.



BEDROOM ONE 9' 8" x 9' 6" (2.95m x 2.9m)

uPVC double glazed windows to rear and side aspects. Continuation of newly fitted carpet. Radiator.



BEDROOM TWO 9' 7" x 7' 2" (2.92m x 2.18m)

uPVC double glazed window to rear aspect. Continuation of newly fitted carpet. Radiator.



SHOWER ROOM 6' 8" x 5' 3" (2.03m x 1.6m)

Small uPVC obscure window to side aspect. A three piece suite comprising shower, pedestal wash hand basin and close coupled wc. Towel rail radiator. Tiled walls. Tiled flooring. Plastered ceiling with downlights.



EXTERIOR.

The **REAR GARDEN** has a patio area. Laid to lawn.



The **FRONT** has entrance on either side. Walkway from close. Concrete path to property.

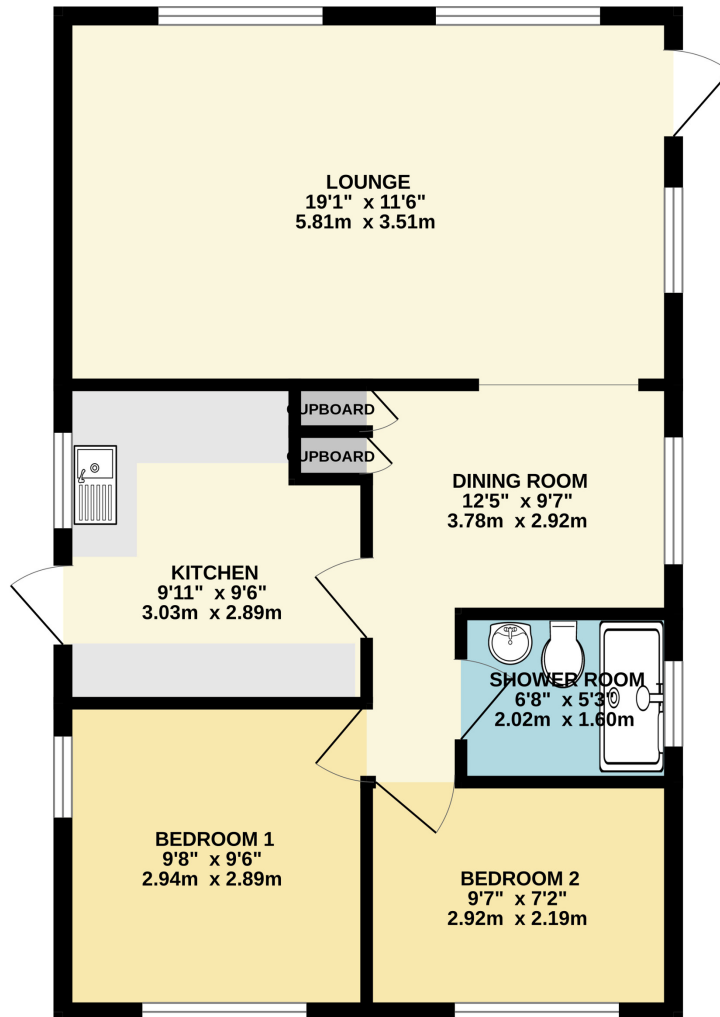


Agents Note:

The vendor advises that the property has a new electric board. New kitchen.

Service Charge : £198.26 per calendar month.

GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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