

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon
your local property experts



**The Dome Village, Hockley, SS5 5NA
Offers In Excess Of £130,000**

Horizon Estate Agents are pleased to bring to market this two bedroom park home situated on the popular 'The Dome Village' Site for over 55's. The property comprises of two double bedrooms, a large lounge/diner, spacious kitchen, shower room, utility room and a private rear garden backing on to woods. Pet friendly site. The Residential park includes an on-site restaurant, doctors and car park. Internal viewing is essential.

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The Property
Ombudsman

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Porch

Double glazed entrance door into porch, double glazed windows to side and rear aspects, further obscured glazed door leading to:

Lounge/Diner

18'5 x 11'10 (5.61m x 3.61m)

Double glazed sliding door to rear garden, double glazed to side aspect, electric fireplace, radiator, power points, carpeted, textured ceiling

Kitchen

11'6 x 9'6 (3.51m x 2.90m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, space for fridge freezer, space for cooker, storage cupboard, radiator, power points, laminate flooring, textured ceiling. Double glazed window to front aspect. Single glazed door to leading:

Utility Room

10'3 x 4'8 (3.12m x 1.42m)

Single glazed windows to front and side aspects, single glazed door to side, space and plumbing for washing machine, space for tumble dryer, power points, laminate flooring, textured ceiling.

Inner Lobby

Storage cupboard, carpeted, textured ceiling.

Shower Room

Three piece suite comprising of a shower unit, wash hand basin with vanity unit. low level W.C, obscured double glazed window to side aspect, laminate flooring, partly tiled walls, smooth plastered ceiling.

Bedroom One

10'7 x 9'7 (3.23m x 2.92m)

Double glazed sliding door to rear garden, storage cupboard, radiator, power points, carpeted, smooth plastered ceiling.

Bedroom Two

9'6 x 9'3 (2.90m x 2.82m)

Double glazed window to rear aspect, storage cupboard, radiator, power points, carpeted, smooth plastered ceiling.

Rear Garden

Private rear garden mainly laid to lawn backing onto woods. Small paved patio area.

Front of Property

Paved Patio Area. Lawn Area With Shrub Border.

Additional Information

Tenure: Freehold

Park Fees: £186.22 pcm

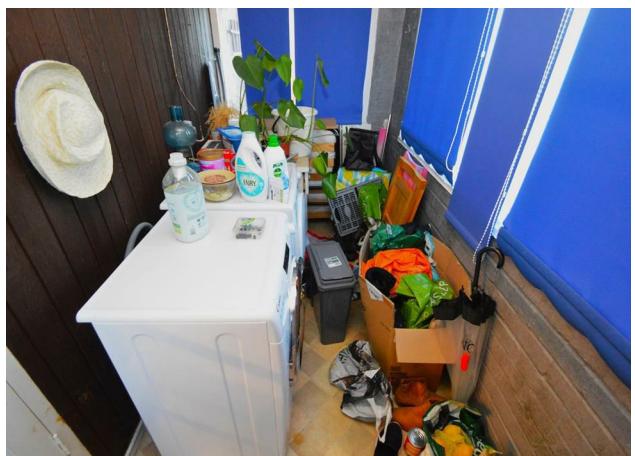
Council: Rochford District Council

Tax Band: A

Agents Notes

We recommend our customers use our panel of Conveyancers. It is your decision whether you choose to deal with our panel of Conveyancers but you are under no obligation to do so. You should know that we would receive a referral fee of £150 per transaction from them for recommending you to them.

Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.



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GROUND FLOOR



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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| 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 | |

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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