



7, Horseshoe Lawns Tower Park, Pooles Lane Hullbridge, SS5 6PL

Guide Price £130,000

bear
Estate Agents

* Guide Price £130,000 - £140,000 * TWO BEDROOM WITH PARKING * Bear Estate Agents is delighted to present this well-maintained two-bedroom park home, situated on a popular residential site exclusively for the over-50s in the sought-after village of Hullbridge. The property offers a well-kept garden and parking, providing practical and enjoyable outdoor space. Internally, the home features a comfortable lounge, fitted kitchen, two bedrooms, and a bathroom, all presented in good decorative order. Conveniently located, the property is within easy reach of local amenities and just a short stroll from the River Crouch, perfect for scenic riverside walks and enjoying the tranquil surroundings.

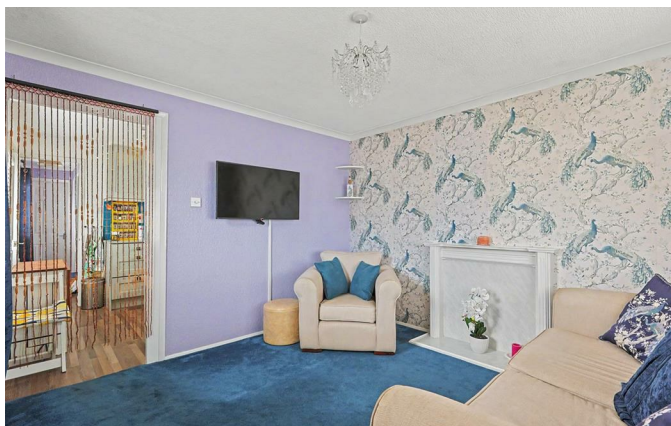
- Over 50s only
- Two bedrooms
- Private garden space
- Close to the river crouch
- Close to local amenities
- Private parking

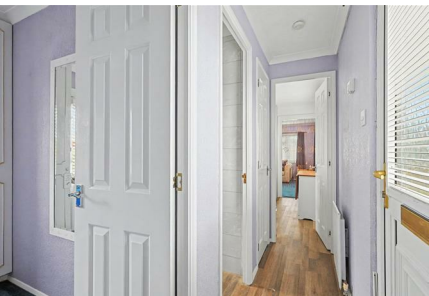
Hallway

Laminate flooring throughout, wall mounted radiator and access to all rooms.

Kitchen

10'6 x 8'10 (3.20m x 2.69m)
Double glazed window, eye and base level units, integrated fridge freezer, sink, tiled splashbacks, fitted oven, electric hob with extractor fan above and laminate flooring throughout.





Lounge

11'4 x 10'6 (3.45m x 3.20m)
Double glazed window, feature fireplace,
power points and carpeted flooring
throughout.

Bedroom One

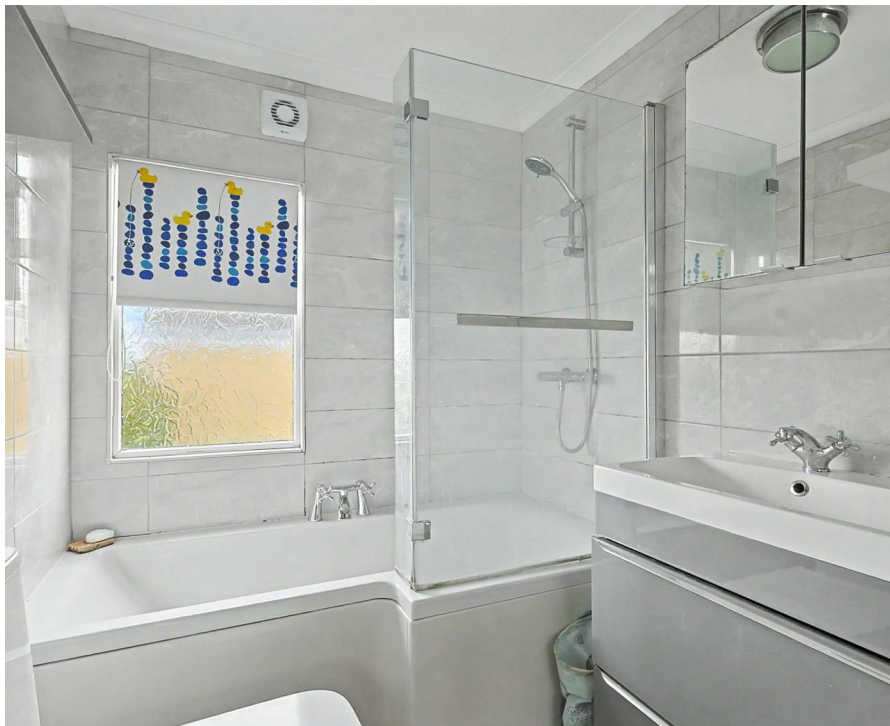
8'6 x 8'0 (2.59m x 2.44m)
Fitted wardrobe storage surround, double
glazed window and carpeted flooring
throughout.

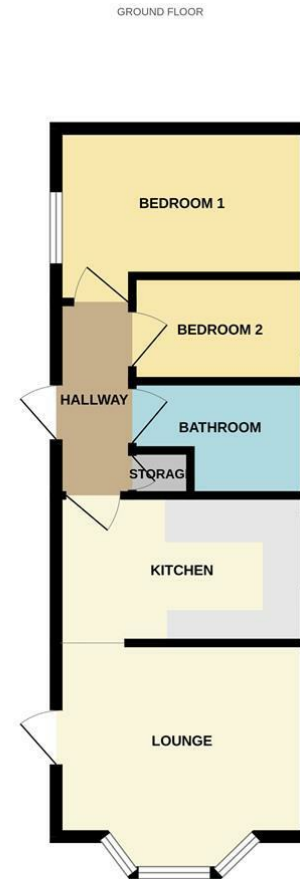
Bedroom Two

7'6 x 5'1 (2.29m x 1.55m)
Fitted wardrobe storage, double glazed
window and carpeted flooring throughout.

Bathroom

Obscure double glazed window, panelled
bath with shower head attachment, vanity
sink unit, WC and tiled surrounds.





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		

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