



## 146a Oak Close Vicarage Lane

Hoo Marina Park ME3 9TQ

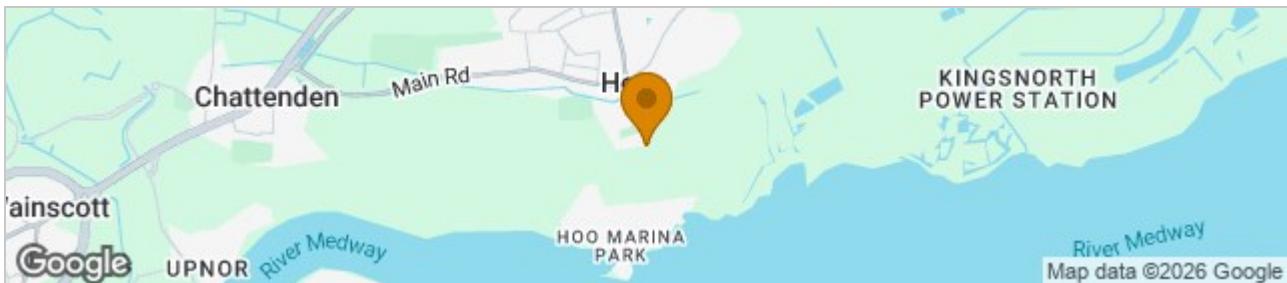
**Guide Price £160,000**



Situated on Oak Close, Vicarage Lane, Hoo, Rochester, this well-maintained park home offers a delightful living experience. With two bedrooms, including a spacious double and a comfortable single, this property is perfect for individuals or small families seeking a tranquil retreat. The inviting lounge provides a lovely space for relaxation and socialising, while the modern fitted kitchen is equipped to meet all your culinary needs. The property also features a convenient wet room, ensuring ease of access and comfort. Surrounding the home is a wrap-around garden, providing a pleasant outdoor space to enjoy the fresh air and sunshine. Additionally, the block-paved driveway accommodates one vehicle, adding to the convenience of this lovely residence. As a park home, it is important to note that this property is neither freehold nor leasehold, and park home fees apply. The property is council tax band A and is exempt from an Energy Performance Certificate (EPC). This park home on Vicarage Lane is an excellent opportunity for those looking for a peaceful lifestyle in a picturesque setting. With its thoughtful layout and modern amenities, it is sure to appeal to a variety of buyers. Do not miss the chance to make this charming property your new home.



## Area Map



## Floor Plans



Approximate total area<sup>(1)</sup>  
 445 ft<sup>2</sup>  
 41.3 m<sup>2</sup>



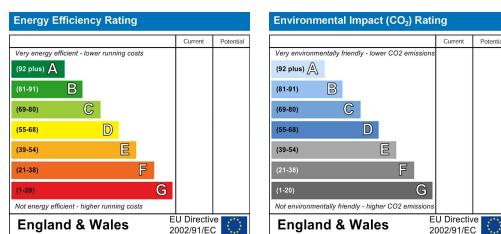
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.