



# 130 Birch Road Vicarage Lane

Hoo ME3 9TQ

**Price Guide £139,950**



**CHAIN FREE.** Welcome to this charming park home located on Vicarage Lane in the picturesque village of Hoo St Werburgh, Rochester. This delightful property boasts a sizable reception room, two inviting bedrooms, and a well-appointed bathroom, perfect for a small family or those looking for a peaceful retreat.

Situated in the tranquil Hoo Marina, this park home offers a serene and quiet location, ideal for relaxation and unwinding after a long day. With no age restrictions, this property is suitable for individuals of all ages looking to enjoy the beauty of the surrounding area.

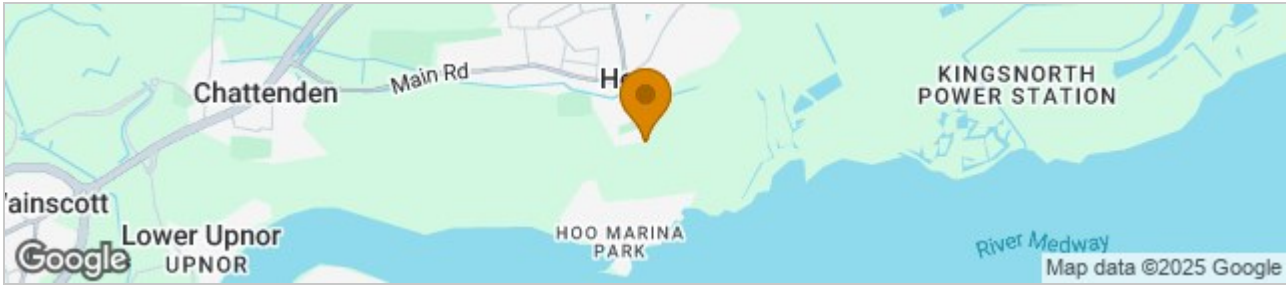
Convenience is key with an on-site shop and sailing club, providing easy access to amenities and recreational activities right at your doorstep. Additionally, parking is available, ensuring that you never have to worry about finding a space for your vehicle.

This park home on Vicarage Lane offers a wonderful opportunity to embrace a peaceful lifestyle in a beautiful setting. Don't miss out on the chance to make this lovely property your own.

EPC exempt. Council Tax Band A. The Pitch fee is currently £183.69 per month and the Water Fee is currently £36.50. Tenure: Park Homes are neither Leasehold nor Freehold but makes the ideal home.



## Area Map



## Floor Plans

Approximate total area<sup>®</sup>  
553.27 ft<sup>2</sup>  
51.4 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## Energy Efficiency Graph



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