



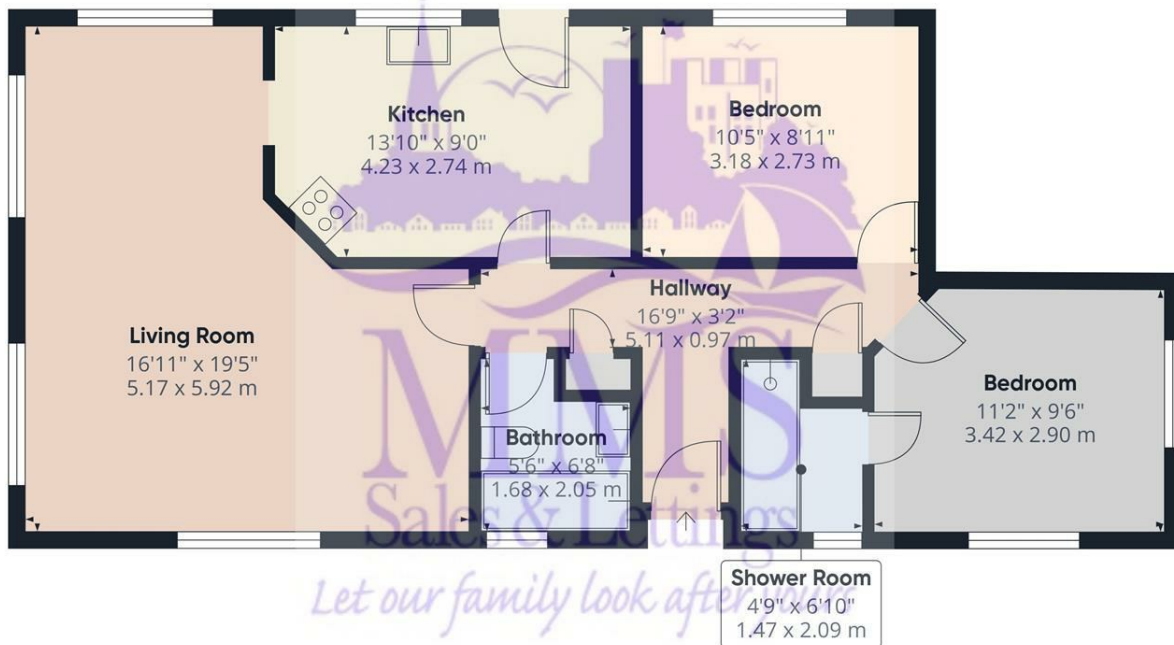
218 Damson Drive Vicarage Lane, Hoo, ME3 9TH

Nestled in the charming area of Vicarage Lane, Hoo, Rochester, this fantastic two-bedroom park home offers a delightful blend of comfort and convenience. Upon entering via the hall way, you will find a spacious lounge diner, perfect for both relaxation and entertaining. The generous kitchen is well-equipped, making it an ideal space for culinary enthusiasts. This property features two well-proportioned bedrooms, ensuring ample space for rest and privacy. One of the bathrooms has an ensuite shower, providing added convenience for the occupants and there is also a family bathroom. The thoughtful layout of the home maximises space and light, creating a warm and inviting atmosphere.

Externally, the property boasts a wrap-around garden, offering a lovely outdoor space to enjoy the fresh air and sunshine. Additionally, there is a driveway that accommodates one car, enhancing the practicality of this lovely home. Offered with no forward chain, this park home presents an excellent opportunity for those looking to settle in a peaceful community. The monthly pitch fees are £194.67, making it a manageable option for prospective buyers. This property is EPC exempt, adding to its appeal. If you are seeking a comfortable and well-appointed home in a tranquil setting, this two-bedroom park home on Vicarage Lane is certainly worth considering. Hoo Marina Park, located on the Hoo Peninsula in Kent, offers a fantastic sense of community life style. On-site amenities include a convenience store, regular milk deliveries, and picturesque riverside walks. The nearby village of Hoo St Werburgh provides essential services like doctor and dental surgeries, supermarkets, and a swimming pool.

- TWO BEDROOMS WITH ENSUITE TO MASTER
- FAMILY BATHROOM
- OPEN PLAN LOUNGE/DINER
- SPACIOUS FITTED KITCHEN
- WRAP AROUND GARDEN
- DRIVE WAY FOR ONE CAR
- COUNCIL TAX BAND A
- PITCH FEES APPLY
- EPC EXEMPT

£170,000



Approximate total area⁽¹⁾
731 ft²
68 m²

(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.

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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

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