



27 Southend Road, Hockley, Essex, SS5 4PZ

Two Bedroom Cottage / Price: £325,000 / Tel: 01702 207720

**amos**





27





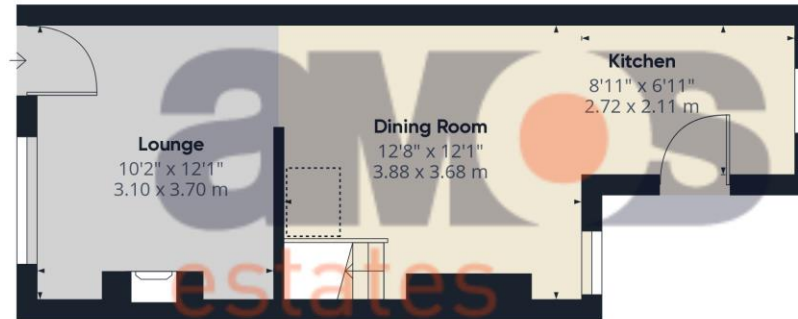
Look at this **two-bedroom** cottage which delivers great kerb appeal and has an interior which has been refurbished to a very high standard. Features include bright open-plan living space on the ground floor, a lounge opening into a dining room and a newly installed kitchen overlooking the leafy rear garden. Upstairs you will find two double bedrooms and a new bathroom. The floor coverings and carpets are brand new, and the rear garden has been landscaped.

The property will appeal to buyers looking to live within yards of the Village with its eateries and independent shops plus the train station provides fast, direct access to London. Some useful information for investor clients, we would expect a rental income of approx £1250 pcm. for this property. **Look at our 360' Virtual tour** and book an appointment for us to meet you in person.

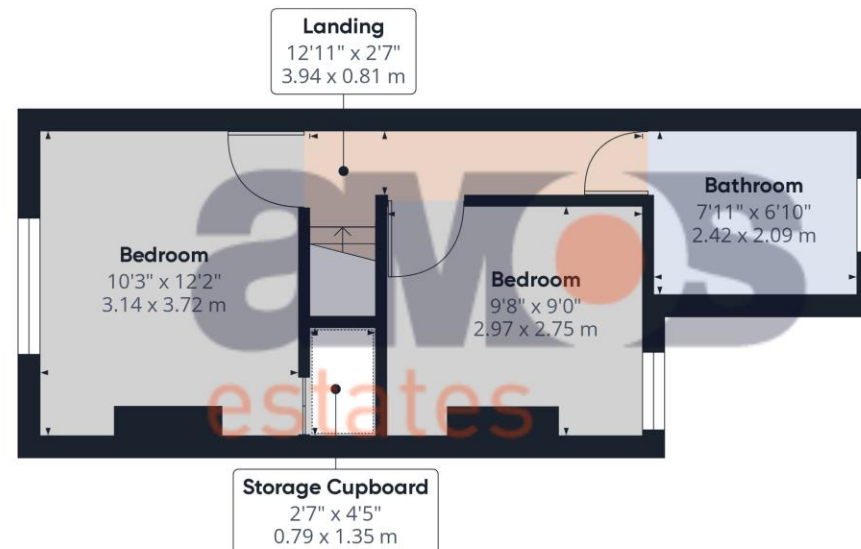
Find us on



**A space to  
call home.**



Floor 0



Floor 1



## Highlights

- / Pretty Cottage Style Home
- / Through Lounge into Dining Room
- / New High Gloss Kitchen
- / Separate Dining Area
- / Two Double Bedrooms
- / New Bathroom Suite
- / Landscaped Rear Garden
- / Great Village Location
- / EPC C



## Lounge /

12'1 x 10'2

Double glazed window to front aspect, plastered ceiling, fireplace, power points, radiator, wood floor covering, square archway providing access to:

## Dining Room /

12'8 x 12'1

Double glazed window to rear aspect, plastered ceiling, wood staircase to first floor living space, two radiators, open plan access to the kitchen.

## Kitchen /

8'11 x 6'11

Fitted at both eye and base level in stylish high gloss units with square edge working surface over, space for freestanding fridge and freezer, integrated oven wall mounted extractor fan and four ring gas hob, appliance space for washing machine, wall mounted boiler, double glazed window to rear aspect and double-glazed door to the garden, power points, plastered ceiling, floor covering.







## First Floor Landing /

12'11 x 2'7

Wood staircase from the ground floor with glass panels and wooden handrail, fitted carpet, power points, plastered ceiling, and white wood doors leading to rooms.

## Bedroom One /

12'2 x 10'3

Double glazed window to front aspect, fitted carpet, radiator, power points, plastered ceiling.

## Bedroom Two /

9'8 x 9'0

Double glazed window to rear aspect, fitted carpet, power points, radiator, plastered ceiling.

## Bathroom /

7'11 x 6'10

White suite comprising of bath with separate taps and wall mounted screen and integrated shower unit, vanity unit with sink top and mixer tap and toilet, radiator, floor covering, extractor fan, plastered ceiling, double glazed window, and tiled wall areas.





## Rear Garden /

Sun patio to the immediate rear of the property with wooden steps, secure fenced boundaries, lawn area with a stepping stone pathway, wooden gate to rear, attractive ornamental trees, outside power points, and garden lighting.

## Front Garden /

Block paved parking on the front, planning consent gained for drop kerb, outside power point, canopied porch, and outside lighting.

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them. Should you arrange a Mortgage through our recommended mortgage advisor, again 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 products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.









# at the heart of property.

Our professional and personal approach to property isn't just limited to residential sales. With a thriving commercial team, a dedicated mortgages expert and the longest established lettings and management department in Hadleigh and Hockley, we offer clients an exceptional experience, no matter what service they need.

**Hadleigh Office:** 319 London Road, Essex SS7 2BN **t:** 01702 555 888 **e:** hadleigh@amosstates.com

**Hockley Office:** 1A Spa Road, Hockley, Essex, SS5 4AZ **t:** 01702 207 720 **e:** hockley@amosstates.com

[amosstates.com](https://amosstates.com)