



Guide Price £250,000-£275,000. Bear Estate Agents are thrilled to announce for sale this recently refurbished first floor two bedroom retirement property for the over 55's. Nestled in a quiet turning with a moments walk to Hockley High Street is a property that benefits: two large bedrooms, kitchen, separate lounge, main bathroom, spacious hallway with storage cupboards. Externally there is parking and communal areas. Call the team today to book your viewing.

## Oak Lodge, Southend Road

Hockley

**£250,000**

Guide Price





# Oak Lodge, Southend Road



## Frontage

Property is approached by a independent private driveway to the development, there is access to the communal hallway, entered by double glazed doors and intercom system.

## Communal Hallway

The communal hallway leads to storage, manager's office, lift or stairs to the first floor.

## Landing

Carpeted throughout, plenty of power points, smooth ceilings with coving to ceiling edge, access to the loft, pendant ceiling light, electric radiator, storage cupboard and doors into:

## Lounge

17'0" x 9'10"

Carpeted throughout, electric fireplace, double glazed windows facing the front aspect, plenty of power points, smooth ceilings with coving to ceiling edge and two pendant lights and french doors leading into the kitchen.

## Kitchen

9'6" x 7'10"

Wood effect floors, power points, smooth ceilings with coving to ceiling edge, ceiling light, comprises of a range of eye and base level units, incorporating a four ring induction hob with an integrated oven and extractor fan above, roll top marble effect work surfaces, stainless steel sink with mixer tap and draining board, integrated washing machine, integrated fridge freezer and a microwave.

## Bathroom

10'2" x 6'10"

Comprises of a three piece suite, walk in shower, wall mounted w/c, pedestal sink, obscure double glazed window to the rear aspect, vinyl floors, tiled surrounds, extractor fan, centre ceiling spotlight, smooth ceilings with coving to ceiling edge and an integrated storage cupboard.

## Master Bedroom

15'5" x 9'10"

Carpet throughout, plenty of power points, wall mounted radiator, built in wardrobes, smooth ceilings with coving to ceiling edge, pendant ceiling light, double glazed window facing the front aspect, potential for storage and furniture to remain

## Bedroom Two

11'11" x 8'1"

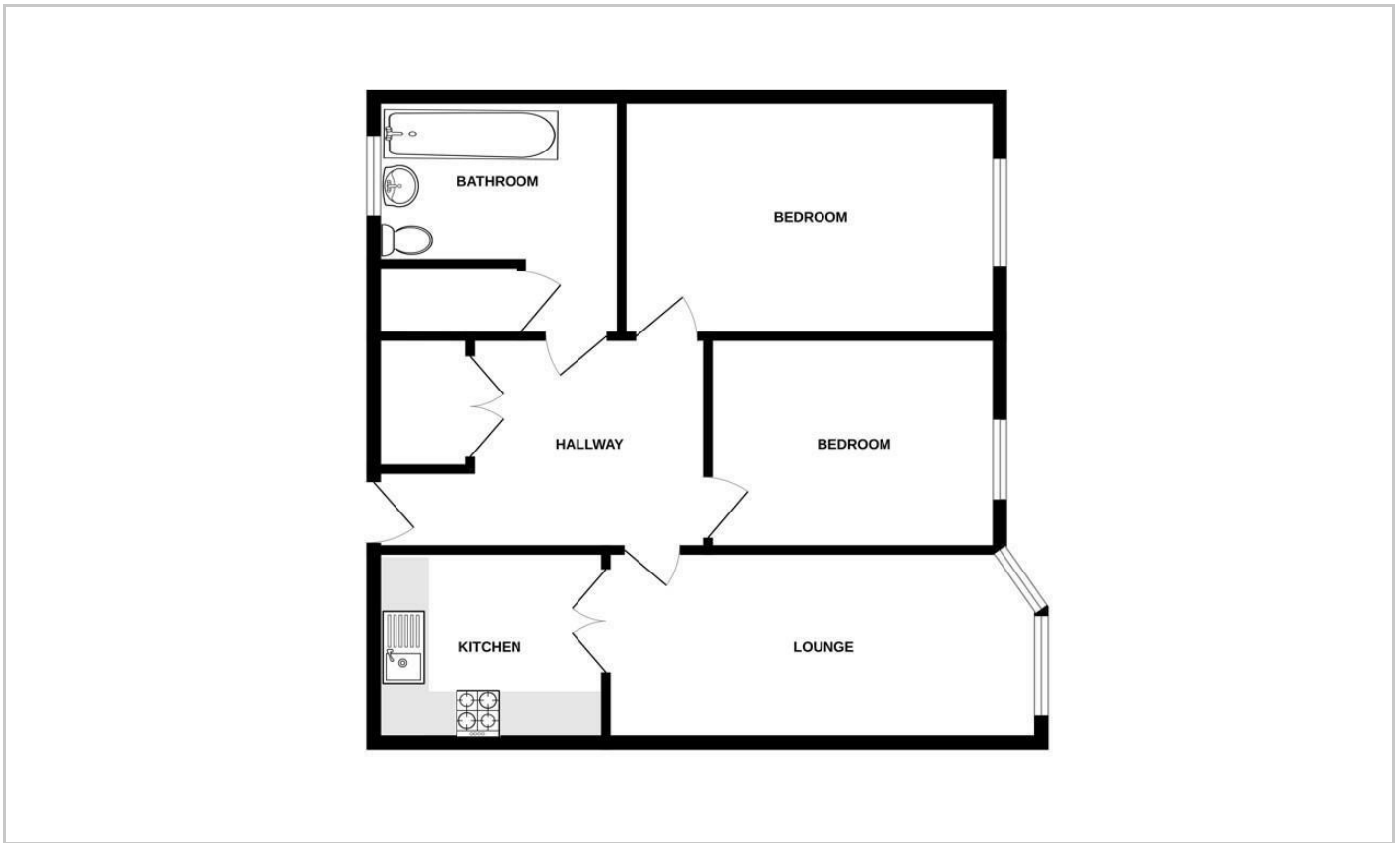
Carpeted throughout, double glazed window facing the front aspect, wall mounted radiator, smooth ceilings with coving to ceiling edge, power points, pendant ceiling light and space for storage.

**EPC Status : Ordered**

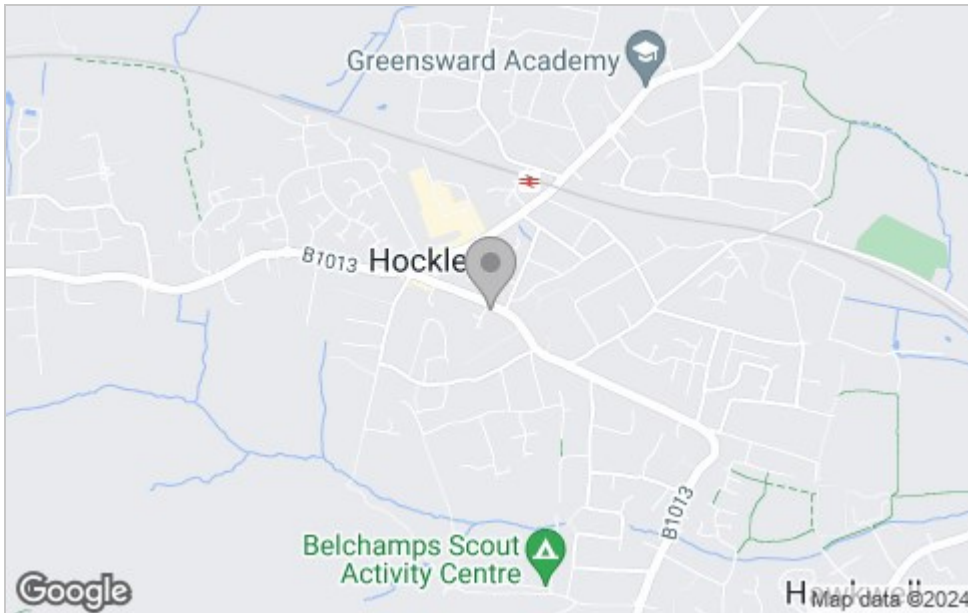




## Floor Plan



## Area Map



## Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

