



Bear Estate Agents are pleased to bring to the market this deceptive two double bedroom, ground floor flat within the centre of Hockley, offering a moment's walk to the village, the station and any other local amenities. There is three parking spaces, two to the front and one separately and side access to a large south facing privately owned rear garden. GUIDE PRICE £265,000. NO ONWARD CHAIN.

- Two Double Bedrooms
- 955 Year Lease
- Kitchen / Breakfast Room
- Secluded Front Lounge
- Fitted Storage Through Out
- Large South Facing Privately Owned Rear Garden
- Walking Distance To Hockley Village & Train Station
- Three Parking Spaces
- Modern Main Bathroom
- NO ONWARD CHAIN

Barnwell Drive

Hockley

£265,000

Price Guide



Barnwell Drive



Frontage

Property is approached by an independent driveway with parking for two vehicles. There is side access, a covered storm porch and this leads into the entrance porch.

Porch

High ceilings with central ceiling light, wood effect floors, the consumer units and another internal door leading into the lounge.

Lounge

11'5" x 14'9"

Smooth ceilings with coving to ceiling edge, carpeting throughout, radiator, power points, telephone points and potential for storage.

Kitchen/ Breakfast Room

6'1" x 14'8"

Shaker style top and base units with a wood effect roll top work surface and space for a four ring gas hob or electric hob, composite sink with draining boards and mixer taps, space for white goods such as a dishwasher and washing machine, space for a free standing fridge and freezer, tiled floors, double glazed window to the front, tiled splash backs and inset spotlights.

Hallway

Doors to main bathroom, bedroom one, bedroom two and a large storage cupboard.

Main Bathroom

6'1" x 7'3"

Tiled walls surround, obscure double glazed windows to the side aspect, dual flush WC, classic style pedestal sink with two lever taps, wall mounted heated towel rail, panelled bath with folding shower screen and handheld shower attachments, electric wall mounted heater and potential for storage.

Bedroom One

11'6" x 9'10"

Two double glazed windows to the rear, overlooking the garden, high ceilings with coving to ceiling edge, plenty of power points, carpeting throughout, wall -mounted electric radiator and potential for storage to one wall.

Bedroom Two

8'2" x 13'1"

Double glazed windows to the rear, electric wall -mounted heating, feature panelled walls, a recessed area for storage, carpeting throughout, coving to ceiling edge, smooth ceilings and spotlights.

Rear Garden

40ft

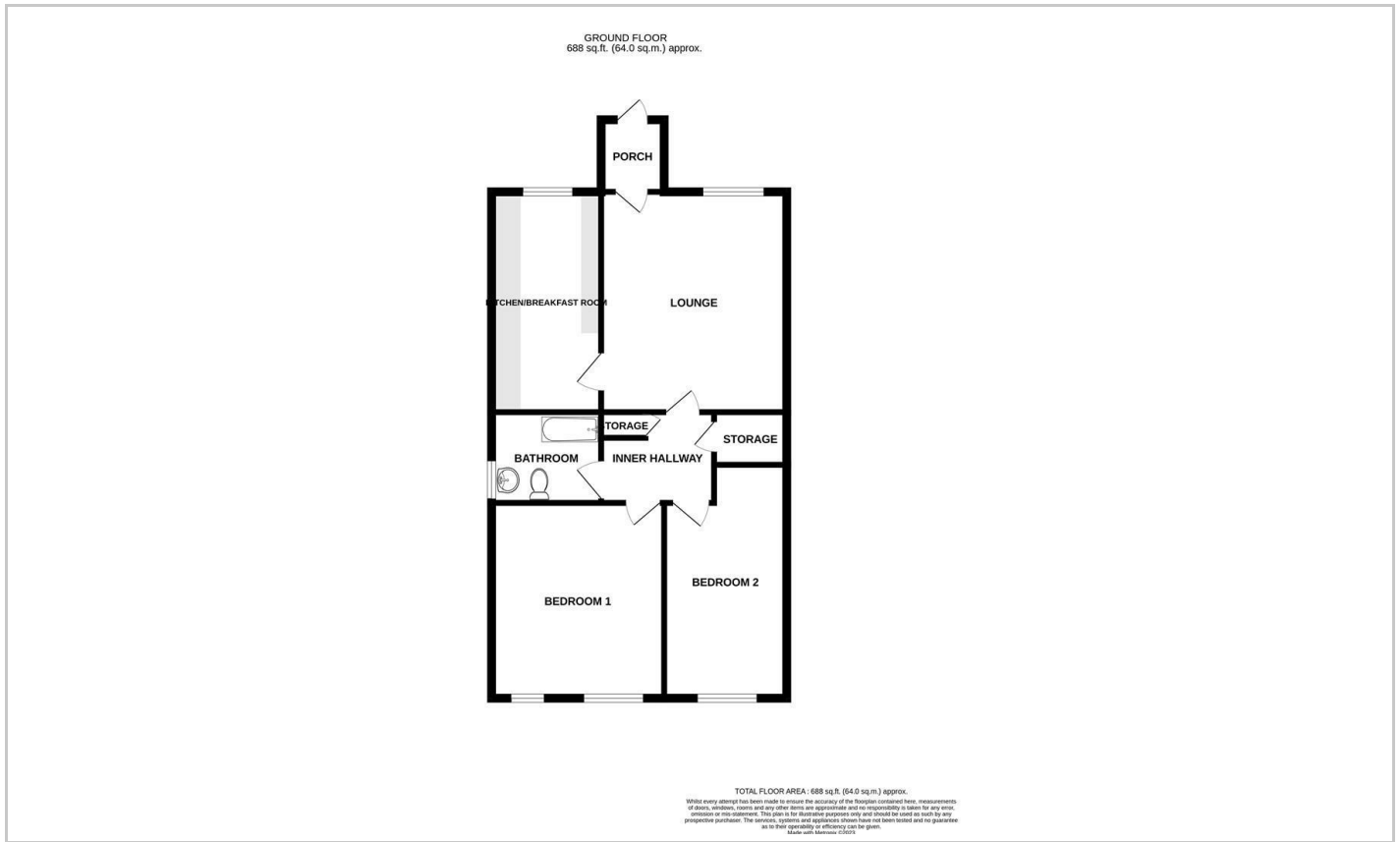
Private south -facing garden, which is accessed via the sideway, mostly laid to lawn with high brick borders and fence around, a large decking, a wooden shed to remain, external lighting, external water and is an excellent entertaining space.

Agents Note

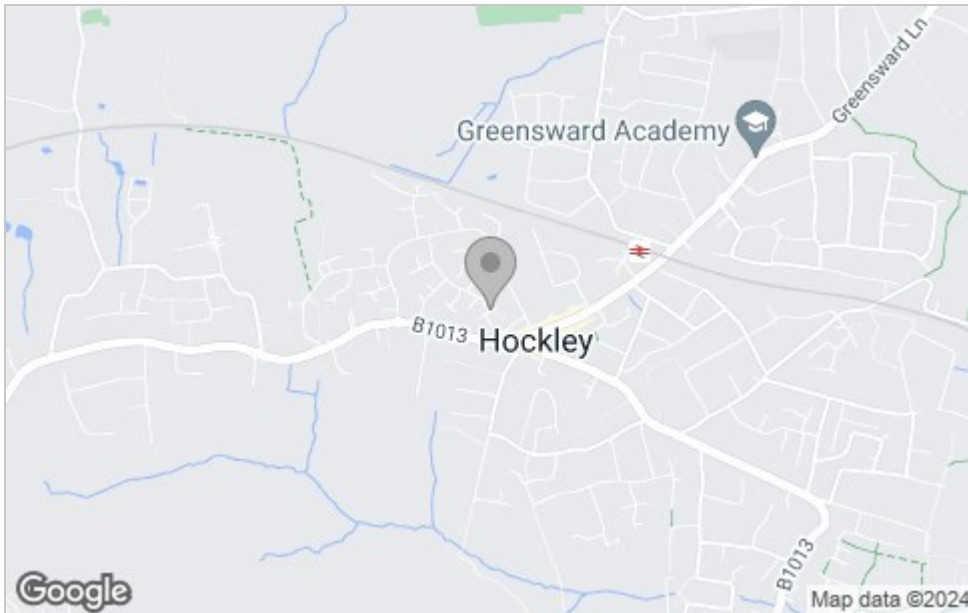
EPC (PREVIOUSLY A D RATING) - A new EPC has been ordered 21.10.23



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

