



Southend Road | | Hockley | SS5 4PZ

Offers In The Region Of
£325,000

bear
Estate Agents

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Bear Estate Agents are pleased to present to the market this beautifully renovated two double bedroom mid-terraced home in the heart of Hockley. Internally this property has been subject to a complete overhaul and renovation including, electrics, boiler, windows (apart from lounge), a complete re-rendering of the outside, new soffits and a stunning south facing garden and freshly laid patio with rear access. There is parking to the front and a short walk to Hockley Amenities and the mainline train station servicing London Liverpool Street. Please call to arrange your viewing. No Onward Chain.

- No Onward Chain
- Newly Refurbished
- Large South Facing Garden
- Double Glazing
- Drop Curb 'Approved'
- Two Double Bedrooms
- Parking
- Open Plan Rear Area & Kitchen
- New Boiler 'Glow Worm'
- A MUST VIEW

Frontage

Property is approached by a block paved driveway with parking for one large vehicle.

Living Room

12'2 x 10'4 (3.71m x 3.15m)

Smooth ceilings, central ceiling light, radiator, wood floors throughout, retro renovated fireplace, plenty of power points, double glazed windows to the rear, an open arch leading into the kitchen, stairs to the first floor landing, two radiators, wood effect floors and potential for under stairs storage.





Dining Room

12'2 x 12'9` (3.71m x 3.89m`)

The dining area benefits a double glazed window overlooking the garden, wood effect floor, power points and space for a large table and chairs. Large open archway leading to :-

Kitchen

6'11 x 8'2 (2.11m x 2.49m)

The kitchen has newly fitted cream top and base units with a roll top work surface, a stainless steel sink with draining board and two lever taps, a newly fitted glow worm boiler, four ring gas hob with built in oven below, space for a large fridge and freezer, space for white goods and composite obscure door leading to the rear garden.

First Floor Landing

Access to two double bedrooms, the loft, and the main bathroom.

Bedroom One

12'1" x 10'4" (3.7 x 3.15)

High vaulted ceilings with double glazed windows to the front aspect, a large built in storage cupboard over the stairs, potential for more storage to one wall, radiators, plenty of power points and potential for more storage.

Bedroom Two

9'0 x 9'8 (2.74m x 2.95m)

Double glazed window to the rear, radiator, plenty of power points and new carpet throughout. Very large in built cupboard which would have excellent potential for a bunk bed/mezzanine style room creating a large double bedroom.





Bathroom

6'11 x 8'0 (2.11m x 2.44m)

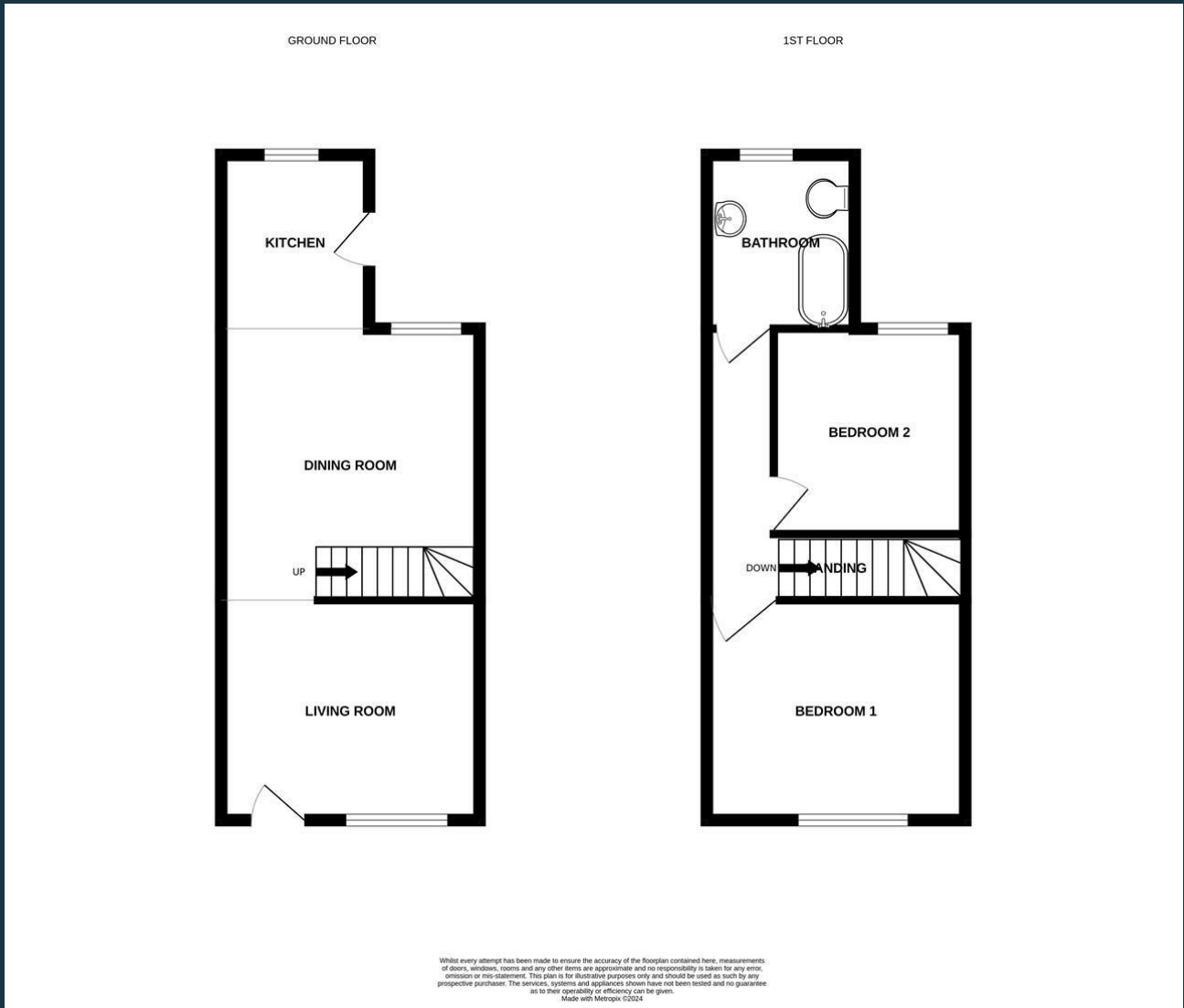
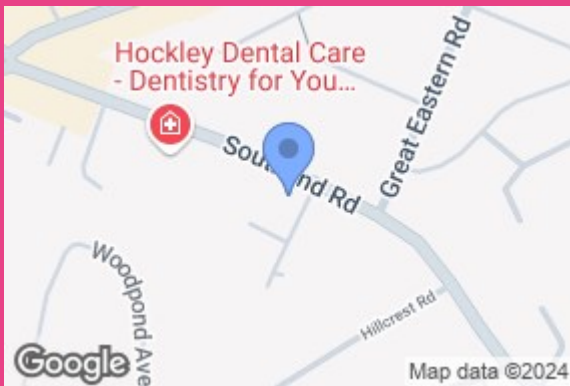
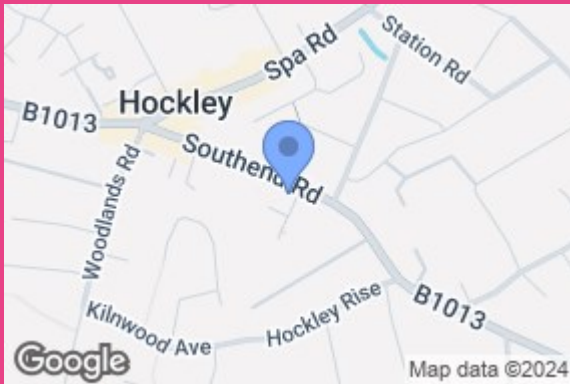
Newly fitted three piece suite, including vanity unit with sink storage mixer tap, dual flush WC, a panel bath with folding shower screen, handheld shower attachment, radiator, tile effect floors, extractor fan, obscure double glazed window to the rear, shaver points, and tiled walls throughout.

Garden

55 (16.76m)

Completely cleared and renewed, a slate style patio to the remainder of the garden and there is a laid lawn to the rear section, mature trees providing privacy, south facing, rear access via a new wooden gate. There is space for a large shed. Further benefits include outside water, outside lighting and outside power.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B	76	
(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	

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