

# Property details approval form

13 Freeman Road, Hullbridge, Hockley, Essex, England, SS5 6FD

Date: 29 January 2025

Property Ref and Version: RAY308592 - 0004

# Connells

# Selling your home with us!

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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guide price £450,000

Tenure: Freehold

## ○ Key Features

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- > Energy Rating: B
- > GUIDE PRICE £450,000 - £475,000
- > THREE DOUBLE BEDROOM SEMI DETACHED TOWNHOUSE
- > SPACIOUS FEATURE LOUNGE
- > MODERN FITTED KITCHEN WITH BUILT IN APPLIANCES
- > THREE BEDROOMS WITH BUILT IN MODERN FITTED WARDROBES
- > FITTED FAMILY BATHROOM & ENSUITE SHOWER ROOM
- > DIRECT ACCESS DRIVEWAY & PRIVATE REAR ENCLOSED GARDEN
- > VIEWING HIGHLY RECOMMENDED, VERY GOOD CONDITION THROUGHOUT, NO ONWARD CHAIN

## ○ Short Description

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THREE DOUBLE BEDROOM TOWNHOUSE, entrance hallway, groundfloor cloakroom, modern fitted kitchen, feature lounge, first floor, two double bedrooms, family bathroom, second floor, master bedroom with ensuite shower room, outside direct access driveway, private rear garden.

## ○ Long Description

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GUIDE PRICE £450,000 - £475,000. MODERN THREE DOUBLE BEDROOM TOWNHOUSE, benefiting from entrance hallway, groundfloor cloakroom, modern fitted kitchen, spacious feature lounge, first floor, two double bedrooms with built in modern wardrobes, family bathroom, second floor, master bedroom with built in wardrobes, ensuite shower room, outside direct access driveway for two vehicles, private rear enclosed garden. THIS PROPERTY IS VERY WELL PRESENTED THROUGHOUT, VIEWING HIGHLY RECOMMENDED, NO ONWARD CHAIN.

## ○ Directions

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## ○ Agents Note

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## ○ Room Description

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### Entrance Hall

Access via double glazed front door.

### Cloakroom

7' 4" x 3' 5" ( 2.24m x 1.04m )

Two piece suite comprising of wash hand basin and low level flush W.C. Double glazed window to front.

### Lounge

17' 5" x 13' 4" ( 5.31m x 4.06m )

Double glazed windows and double glazed french doors. Feature lounge with plenty of storage units.

### Kitchen

13' 5" x 6' ( 4.09m x 1.83m )

Double glazed windows to front, Modern fitted kitchen is fitted with a range of wall mounted and base units, finished with worksurfaces, inset with sink/drain unit. Space for appliances.

### First Floor Landing

#### Bedroom One

28' 5" x 9' 5" ( 8.66m x 2.87m )

Double glazed windows to front & rear skylights. Built in modern wardrobes. En-suite shower room.

#### En-Suite Shower Room

9' 3" x 6' 1" ( 2.82m x 1.85m )

Three piece suite comprising of shower cubicle, wash hand basin and low level flush W.C. Double glazed window skylight to rear.

#### Bedroom Two

12' 4" x 9' 8" ( 3.76m x 2.95m )

Double glazed window to rear. Modern fitted wardrobes.

#### Bedroom Three

13' 3" x 9' ( 4.04m x 2.74m )

Double glazed window to front. Modern fitted wardrobes.

### Bathroom

7' x 6' 7" ( 2.13m x 2.01m )

Double glazed window to side. Three piece suite comprising of panel enclosed bath with shower over , wash hand basin and low level flush W.C.

### Loft

Top floor master bedroom. Access to loft space.

### Front Garden

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To the front of the property there is a direct access driveway providing off street parking for two vehicles.

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## ○ Property Images



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## ○ Property Images

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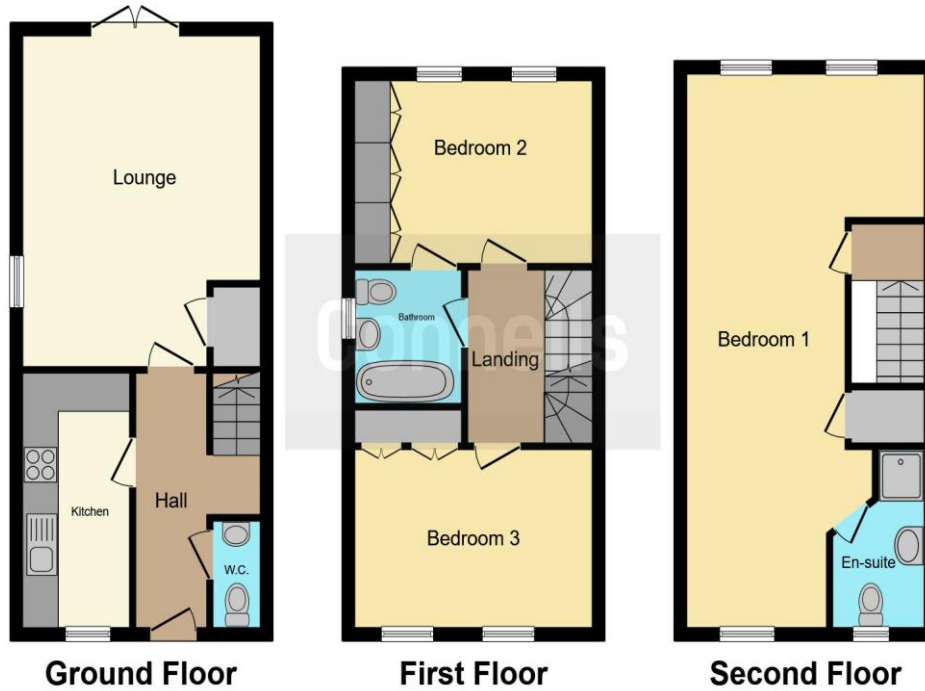
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## ○ Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## ○ Approval

Signature

Date

	Signature	Date
Nathalia Carter		
Miss A.J. Harris St Aubyn		