

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Lower Road, Hullbridge, SS5 6BD



£315,000

Situated in the heart of Hullbridge, within walking distance to all local amenities including the River Crouch, shops and schools, is this vacant three bedroom semi-detached property requiring modernisation throughout, with secluded rear garden, own driveway providing off-street parking and integral garage.

EPC Rating:E. Our Ref18954

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Entrance via hardwood entrance door to

ENTRANCE HALL

Double glazed full height windows to the front aspect. Stairs to first floor accommodation. Under stairs storage cupboard.



L SHAPED LOUNGE/DINER 19' 2" max x 18' 2" max (5.84m x 5.54m)

Double glazed window to the rear aspect. Glazed door providing access to Lean-To. Open through to Kitchen.



KITCHEN 11' 1" x 8' 9" (3.38m x 2.67m)

Double glazed window to the side aspect. Base and eye level units. Inset stainless steel sink drainer unit. Tiled splash backs. Cupboard housing boiler. Space for appliances. Tiled floor.

LEAN-TO 13' 1" x 6' 2" (3.99m x 1.88m)

Floor to ceiling windows. Sliding door providing access to rear garden.



FIRST FLOOR ACCOMMODATION

LANDING

Double glazed window to the front aspect.



BEDROOM ONE 14' 1" x 10' 5" (4.29m x 3.18m)

Double glazed window to the rear aspect.



BEDROOM TWO 10' 11" x 10' 5" (3.33m x 3.18m)

Double glazed window to the front aspect.



BEDROOM THREE 10' 4" max x 8' 9" max (3.15m x 2.67m)

Double glazed window to the rear aspect. Storage cupboards.



BATHROOM 7' 10" x 6' 1" (2.39m x 1.85m)

Obscure double glazed window to the side aspect. WC with low level cistern. Pedestal wash hand basin. Panelled bath. Part tiled walls. Radiator.



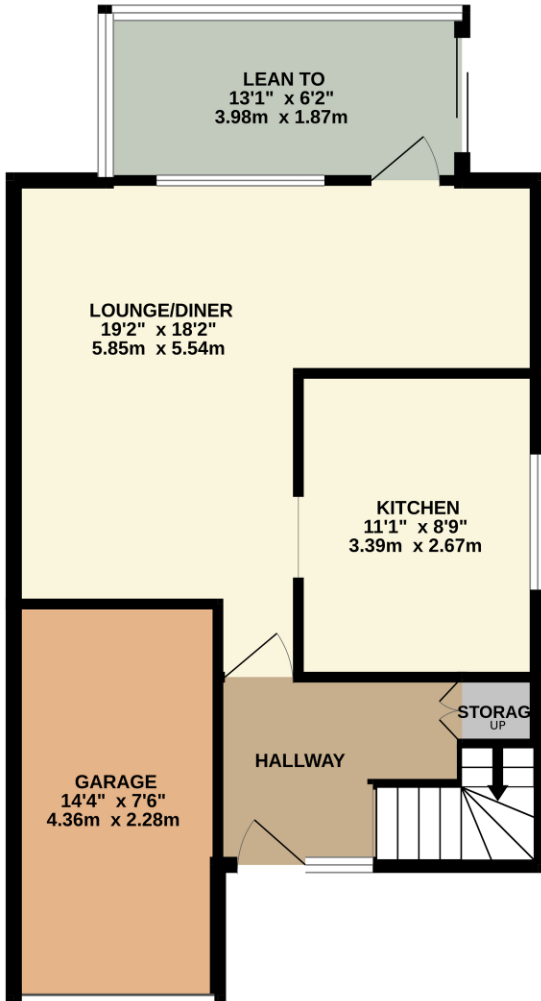
EXTERIOR

The **SECLUDED REAR GARDEN** measures approximately 50' (15.24m) is mainly laid lawn. Selection of mature flowers and shrubs. Gate providing access to the front.

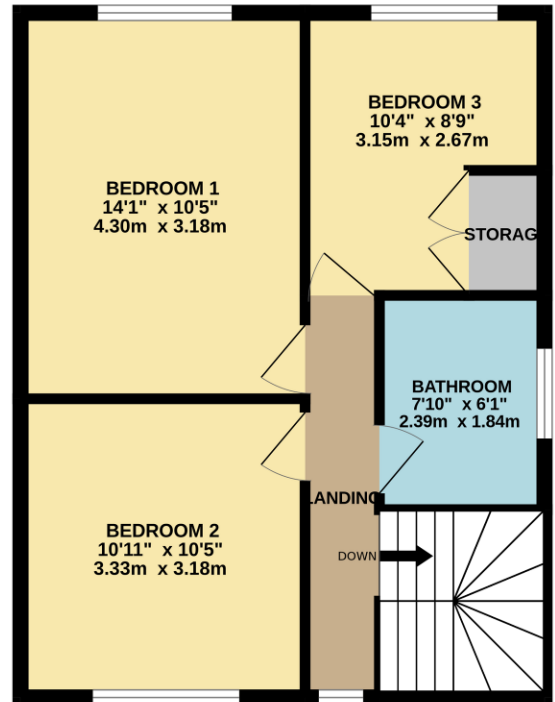


The **FRONT** has own driveway providing off-street parking leading to **INTEGRAL GARAGE** with Up & Over door.

GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1077 sq.ft. (100.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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