

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Spa Road, Hockley, SS5 4BH



Guide Price £300,000 - £325,000

Situated very close to local shops, schools and mainline railway station is this two good size bedroom terraced house benefiting from having large lounge and kitchen/diner, **SOUTH EAST FACING rear garden** and garage to the rear.

Viewing advised.

Council Tax Band: C. EPC Rating: D.

Our Ref 19794

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

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Entrance via double glazed entrance door to

### ENTRANCE PORCH

Double glazed window to the front aspect. Glazed door to

### LOUNGE 15' 6" x 13' 8" (4.72m x 4.17m)

Double glazed window to the front aspect. Stairs to first floor accommodation. Feature fireplace with inset fire. Wood effect flooring. Radiator.

### KITCHEN/DINER 13' 8" x 9' 8" (4.17m x 2.95m)

Double glazed window to the rear aspect. Double glazed door to Inner Lobby. Comprehensive range of base and eye level units. Wood effect work surfaces. Inset stainless steel sink drainer unit. Tiled splash backs. Space for appliances. Tiled floor.



### INNER LOBBY

Double glazed door providing access to rear garden. Door to

### GROUND FLOOR WC

Obscure double glazed window to the rear aspect. WC with low level cistern. Wall mounted wash hand basin. Part tiled walls. Tiled floor. Radiator. Extractor fan.



## FIRST FLOOR ACCOMMODATION

### LANDING

Access to the loft.

### BEDROOM ONE 12' 4" x 10' 5" (3.76m x 3.18m)

Double glazed window to the front aspect. Built-in wardrobe. Radiator.



### BEDROOM TWO 13' 1" x 8' 3" (3.99m x 2.51m)

Double glazed window to the rear aspect. Radiator.



### SHOWER ROOM

Obscure double glazed window to the rear aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Fully tiled shower cubicle with electric shower. Wood effect flooring. Part tiled walls. Heated towel radiator.

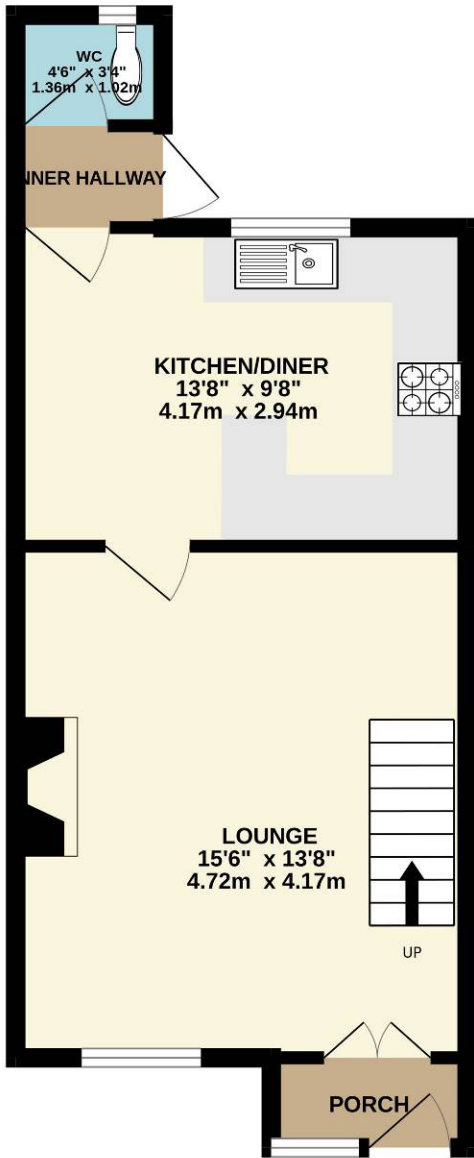


### EXTERIOR

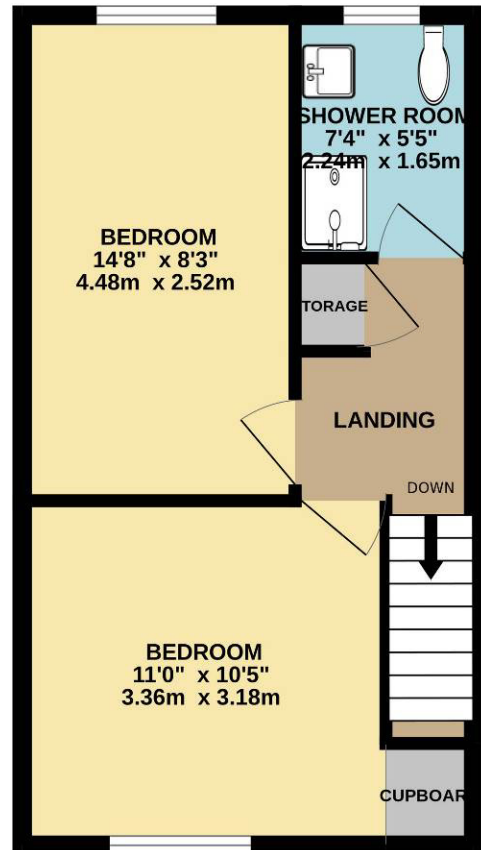
The **SOUTH EAST FACING REAR GARDEN** measures approximately 35' (10.67m) commences with patio leading to laid lawn. Flowers and shrubs to borders. Gate to the rear providing access to **GARAGE IN BLOCK**, this has vehicular access via service road at the rear from Hawkwell Road where there is also additional parking.

The **FRONT** is approached from pedestrian pathway from either Hawkwell Road or Station Road.

GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR  
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 726 sq.ft. (67.4 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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