

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Ullswater Drive, Hullbridge, SS5 6EG



Guide Price:
£375,000 - £400,000

Situated on the popular High Elms development, in an envious position with an open aspect to the front, and a larger than average, for the development, rear garden is this immaculate three bedroom semi-detached property benefiting from having modern fitted kitchen and bathroom, open plan lounge/diner and allocated parking to the front. Walking distance to local schools, shops and bus routes.

Council Tax Band: C. EPC Rating: B.

Ref 20340

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Entrance via double glazed entrance door to

ENTRANCE HALL

Stairs to first floor accommodation. Amtico wood effect flooring. Plastered ceiling. Radiator.



LOUNGE/DINER 15' 7" x 14' 4" (4.75m x 4.37m)

Double glazed French doors, with full height windows to each side, providing access to rear garden. Full height under stairs storage cupboard. Amtico Herringbone wood effect flooring. Plastered ceiling. Radiator.



GROUND FLOOR CLOAKROOM/WC

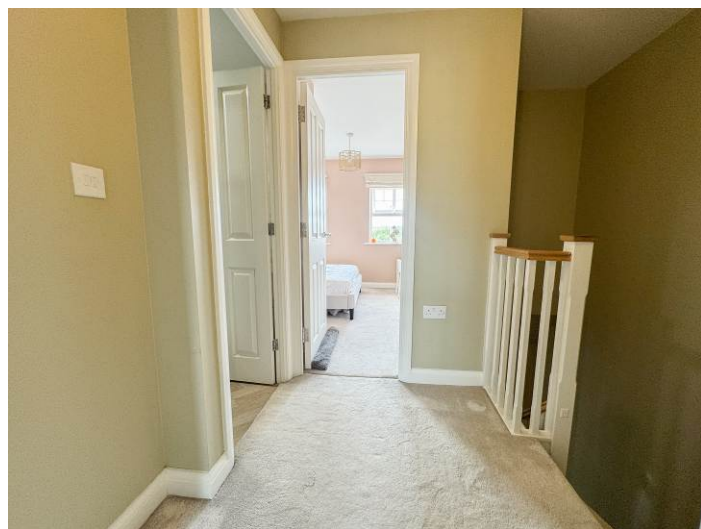
Obscure double glazed window to the front aspect. WC with low level cistern. Pedestal wash hand basin with tiled splash back. Amtico wood effect flooring. Plastered ceiling. Radiator.



FIRST FLOOR ACCOMMODATION

LANDING

Doors to rooms.



KITCHEN 10' 8" x 6' 8" (3.25m x 2.03m)

Double glazed window to the front aspect. Range of modern high gloss base and eye level units. Marble effect work surfaces. Feature brick shape tiled splash backs. Inset stainless steel sink drainer unit. Integrated electric oven with gas hob and stainless steel extractor above. Integrated dish washer. Integrated washing machine. Space for free standing fridge/freezer. Amtico wood effect flooring. Plastered ceiling.

BEDROOM ONE 14' 4" x 10' 8" (4.37m x 3.25m)

Two double glazed windows to the front aspect. Plastered ceiling. Radiator.



BEDROOM THREE 10' 2" x 6' 6" (3.1m x 1.98m)

Double glazed window to the rear aspect. Plastered ceiling. Radiator.



BEDROOM TWO 11' x 7' 10" (3.35m x 2.39m)

Double glazed window to the rear aspect. Part panelled walls. Plastered ceiling. Radiator.



MODERN BATHROOM

WC with low level cistern. Pedestal wash basin with tiled splash backs. Panelled bath with thermostatic shower over, glass shower screen and tiled surround. Amtico Herringbone wood effect flooring. Plastered ceiling. Towel radiator.

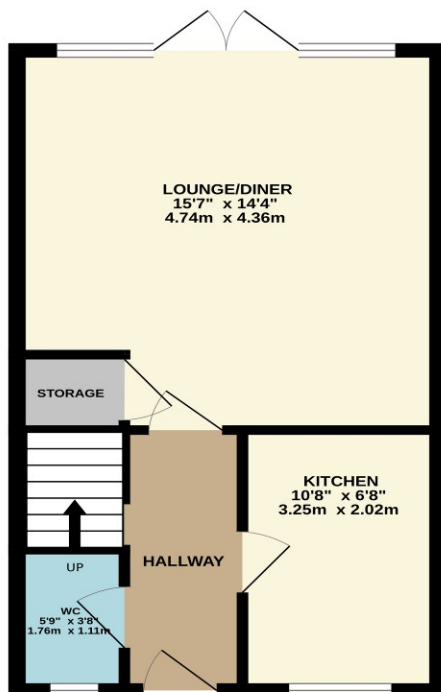


EXTERIOR

The **LARGER THAN AVERAGE**, for the development, **REAR GARDEN** measures approximately 55' (16.76m) and commences with patio leading to laid lawn. Further patio to the rear providing perfect outdoor seating area. Slab base for shed. Gate to side providing access to the front.



GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



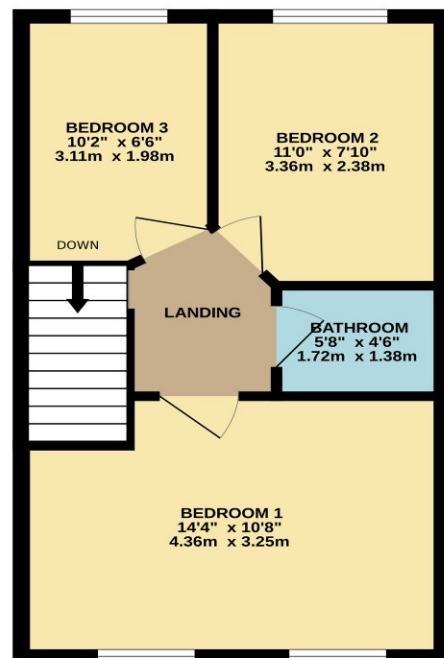
The **FRONT** has allocated parking for two/three vehicles and overlooks open park walk-ways and grass areas.



Agents Note:

The vendors have advised that there is a service charge for the communal areas of the private development of approximately £160 per annum

1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 749 sq.ft. (69.6 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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