



Ferry Road | Hullbridge | Hockley | SS5 6ET

Guide Price £240,000

**bear**  
*Estate Agents*

\*Guide Price £240,000 - £260,000\*

Bear Estate Agents are delighted to present this well-presented two-bedroom ground floor flat, ideally situated in Hullbridge close to local amenities and within easy reach of the scenic River Crouch.

Offering spacious and well-balanced accommodation throughout, the property features a generous lounge alongside two well-proportioned double bedrooms, providing comfortable and versatile living. There is a practical kitchen and a modern bathroom, all finished to a good standard. Externally, the property benefits from designated parking spaces, adding further convenience for residents.

This property presents a fantastic opportunity to secure a well-located and spacious home in a popular riverside village setting.

- Ground Floor Flat
- Two Double Bedrooms
- Designated Parking space
- Spacious Lounge
- Close To Local Amenities

### Open Plan Lounge Diner

20'5 x 17'0 (6.22m x 5.18m)

Smooth ceilings with pendant ceiling light, double glazed window to the front aspect, wall mounted radiator, power points and laminate flooring throughout.

### Kitchen

11'6 x 8'8 (3.51m x 2.64m)

Smooth ceiling with inset spotlights, eye and base level units, gas hob with extractor fan above, sink, tiled splashbacks, breakfast bar unit with space for chairs, integrated fridge freezer and laminate flooring throughout.





### Bedroom One

12'11 x 11'1 (3.94m x 3.38m)

Smooth ceiling with pendant ceiling light, obscure double glazed window, wall mounted radiator, space for storage, power points and carpeted flooring throughout.

### Bedroom Two

12'8 x 11'1 (3.86m x 3.38m)

Smooth ceiling with pendant ceiling light, double glazed window, wall mounted radiator, power points and wooden effect flooring throughout.

### Bathroom

11'0 x 8'8 (3.35m x 2.64m)

Smooth ceiling with pendant ceiling light, panelled bath unit with shower head attachment, WC, vanity sink unit, corner walk in shower unit, tiled surrounds and tiled flooring throughout.

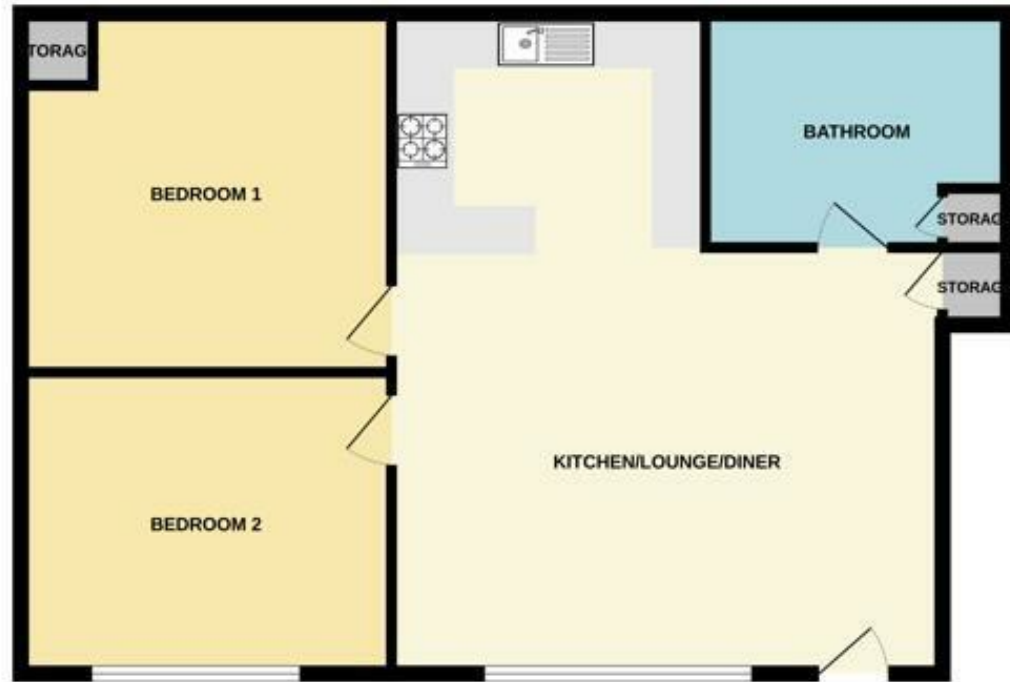
### Agents Notes

Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

Tenure - Freehold  
Council Tax Band - B



GROUND FLOOR



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 not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 112222

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 80                      | 80        |
| (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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