



Barnwell Drive | | Hockley | SS5 4UZ  
Guide Price £210,000 -  
£220,000

**bear**  
*Estate Agents*

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Bear Estate Agents are proud to announce for sale this charming one bedroom ground floor flat nestled in the heart of the sought-after Betts Farm Estate. Although in need of some refurbishment and decoration this delightful, one-bedroom property offers not only a convenient location but also a range of desirable features.

This flat presents an ideal opportunity for first-time buyers or investors alike. Step outside and discover a south-facing garden, perfect for soaking up the sun or enjoying al fresco dining in the warmer months.

Situated within proximity to Hockley high street and Hockley train station, residents benefit from easy access to amenities and excellent transport links. With direct commuter routes to London, this property offers the ideal blend of suburban tranquillity and urban convenience.

Whether you're looking to embark on your property journey or seeking an investment opportunity, this ground floor flat on the Betts Farm Estate presents a compelling proposition. Don't miss out—schedule a viewing today and envision your future in this charming abode.

- Ideal First Time Buy/Buy To Let Investment
- South Backing Rear Garden
- Close To Hockley Highstreet
- Situated On The Ever Popular Betts Farm Estate
- Spacious Lounge
- Close To Hockley Train Station
- Parking
- A Must View



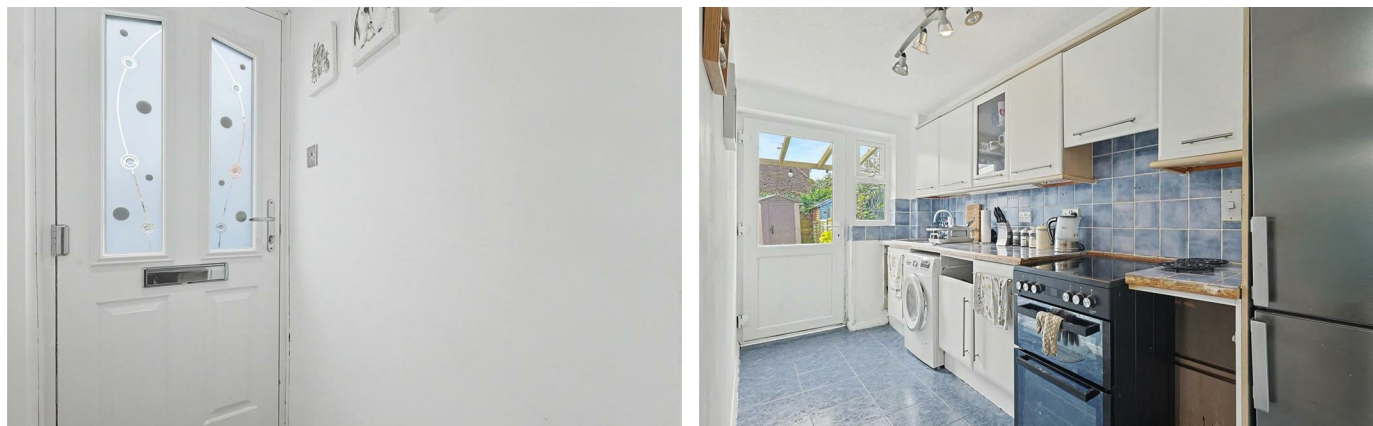
### Entrance Hall

Access via a UPVC front door, pendant ceiling light, space for storage, power points and an opening into:

### Lounge/Living Area

13'2" x 10'8" (4.03 x 3.27 )

Wood effect floors, pendant ceiling light, double glazed window facing front aspect, power points and space for storage.





### **Kitchen**

13'9" x 5'8" (4.21 x 1.75 )

Tiled floors, pendant ceiling light, power points, double glazed courtesy door onto rear garden, double glazed window facing rear aspect, comprises of a range of eye and base level units with rolltop work surfaces incorporating a stainless steel sink and draining board, space for washer dryer, space for cooker and fridge freezer.

### **Main Hallway**

Large storage cupboard, wood effect floors, pendant ceiling light and doors into:

### **Bedroom**

13'2" x 8'7" (4.02 x 2.64 )

Wood effect floors, double glazed window facing the rear aspect, space for storage, power points and a pendant ceiling light

### **Main Bathroom**

5'0" x 7'2" (1.53 x 2.2)

Three piece suite comprising of a vanity sink unit, wall mounted WC, Panelled bath with shower head, pendant ceiling light.

### **Rear Garden**

South backing, fenced surrounds, commences an immediate patio with lean-to pergola, remainder laid to Astro law and sheds at rear to remain.

### **Parking**

The property benefits from 2 parking spaces, one to the front of the property and one allocated in the car park

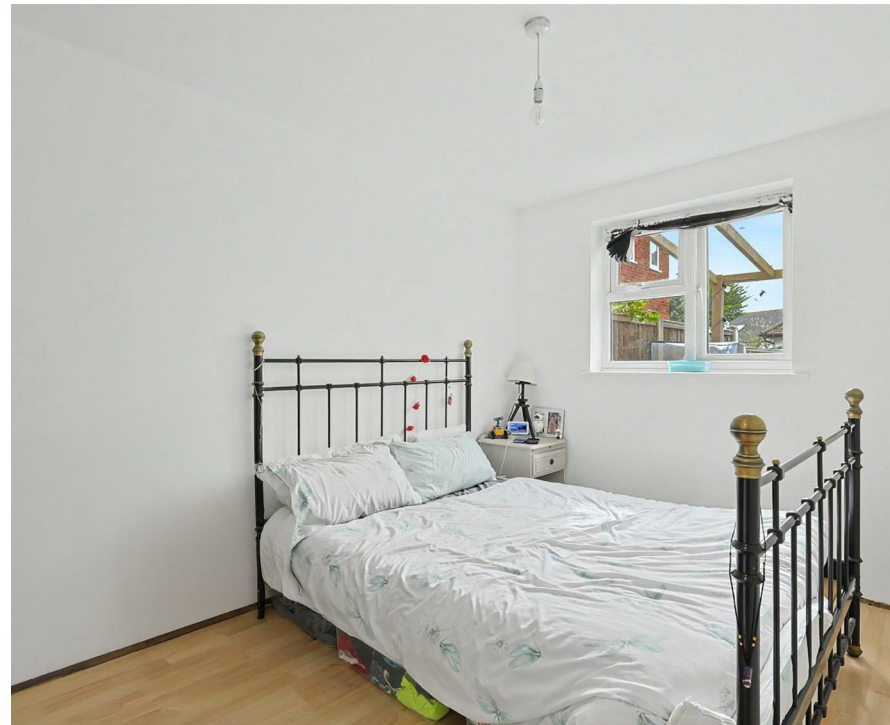
### **Agents Notes**

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





| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
|   |   | 70                      | 82        |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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