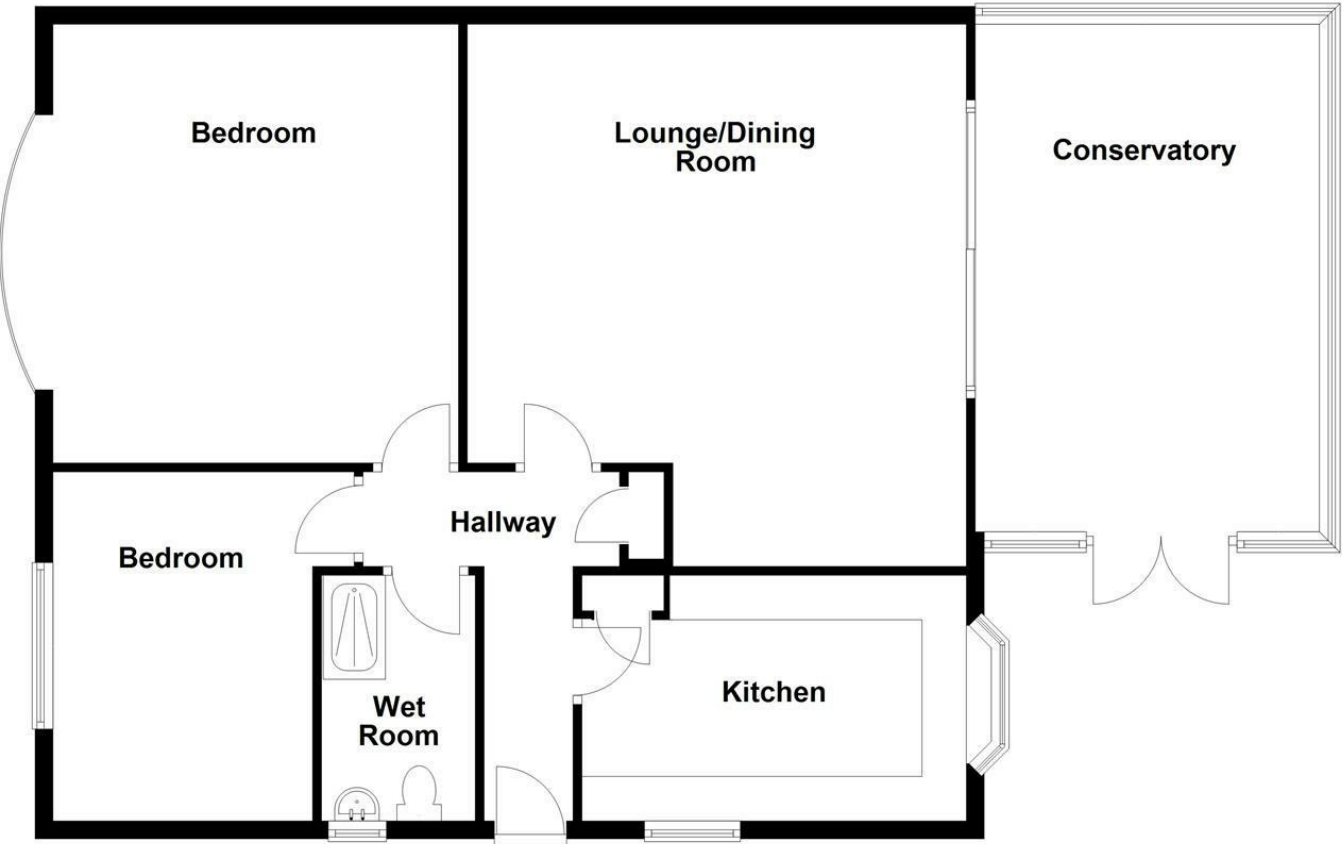


Ground Floor



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Plan produced using PlanUp.



93 Hullbridge Road, South Woodham Ferrers, CM3 5LJ

Well presented two double bedroom bungalow set on a generous size plot measuring 210ft x 40ft, convenient for shops, bus routes, and train station. This home offers good size living accommodation to include a modern fitted kitchen with some integrated appliances, tiled shower room, an 18ft x 16ft lounge with adjoining conservatory which overlooks the beautiful 130ft rear garden. With detached garage & 80ft driveway this gem of a bungalow is being offered with no onward chain. Freehold, council tax band D. EPC rating: D

Guide price £450,000



**ENTRANCE**

Entered via composite door.

**HALLWAY**

'L' shape hallway, solid wood flooring, coved cornice to ceiling, built-in storage cupboard, radiator. access to loft, doors to all rooms

**KITCHEN 13'5" x 9'10" (4.09m x 3.00m)**

Dual aspect room, PVCu double glazed windows to side and rear elevations, modern cream eye and base level units, solid wood work surfaces, inset gas hob with extractor hood over, integrated electric twin ovens, inset 1 1/2 sink unit with mixer tap, integrated fridge and freezer, concealed gas central heating boiler, tiled floor, smooth ceiling with inset spot lights.

**WET ROOM**

PVCu double glazed window to side elevation, wall mounted wash hand basin, back to wall w.c., large shower area with glazed screen, fully tiled to walls, chrome heated towel rail.

**LOUNGE 18'8" x 16' (5.69m x 4.88m )**

Three glazed sliding doors to conservatory, feature fireplace with inset gas living flame fire, two radiators, three wall lights.

**CONSERVATORY 12'5" x 13'6" (3.78m x 4.11m)**

Brick built base, PVCu double glazed window to three elevations, polycarbonate roof, ceramic tiled floor, radiator.

**BEDROOM ONE 16'2" x 14'8" (4.93m x 4.47m)**

PVCu double glazed window to front elevation, radiator, generous range of fitted bedroom units to include four double wardrobes & one single robe, matching drawer units,

**BEDROOM TWO 13' x 9'8" (3.96m x 2.95m)**

PVCu double glazed window to front elevation, radiator, wall mounted bedroom units incorporating wardrobes and drawers. coved cornice to textured ceiling.

**EXTERIOR**

**REAR GARDEN 130ft measured (39.62mft measured )**

Commencing raised deck seating area, the remainder is laid to lawn with further paved patio area, mature flower & shrub beds and borders, green house, timber summer house, perimeter fence and gate leading to front, courtesy door into garage

**FRONT GARDEN**

Laid to lawn, mature shrub beds, 80ft driveway to side leading to garage, outside tap.

**GARAGE**

Up and over door.

**AGENTS NOTE**

Agents Note & Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly

not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

- 210ft x 40ft PLOT
- TWO DOUBLE BEDROOM BUNGALOW
- LARGE LOUNGE 18'8 FT X 16FT
- MODERN FITTED KITCHEN
- SPACIOUS SHOWER ROOM
- CONSERVATORY
- GARAGE AND 80FT DRIVEWAY
- 130FT REAR GARDEN
- CONVIENIENT LOCATION WITH SHOPS, BUS ROUTES AND TRAIN STATION CLOSE BY.
- FREEHOLD, COUNCIL TAX BAND D, EPC RATING: D

