



Ferry Road | Hullbridge | Hockley | SS5 6EX

Guide Price £400,000 - £425,000

bear
Estate Agents

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Bear Estate Agents are delighted to present this attractive three-bedroom semi-detached home, offering generous living accommodation, a spacious loft room and excellent potential for improvement, all ideally positioned close to the River Crouch and local amenities in Hullbridge.

This well-proportioned property provides a bright and flexible layout throughout, featuring a large lounge, fitted kitchen, downstairs WC and a particularly spacious family bathroom. The home further benefits from three comfortable bedrooms and additional loft space, making it an ideal opportunity for growing families or those looking to modernise and create their perfect home.

Externally, the property boasts off-street parking, side access and a decked garden area, providing convenience and outdoor enjoyment. Situated within easy reach of local shops, schools and the riverside, this home combines space, potential and a highly desirable location.

- Semi Detached House
- Loft Room
- Close To The River Crouch
- Close To Local Amenities
- Side Access
- Garage
- Spacious Lounge

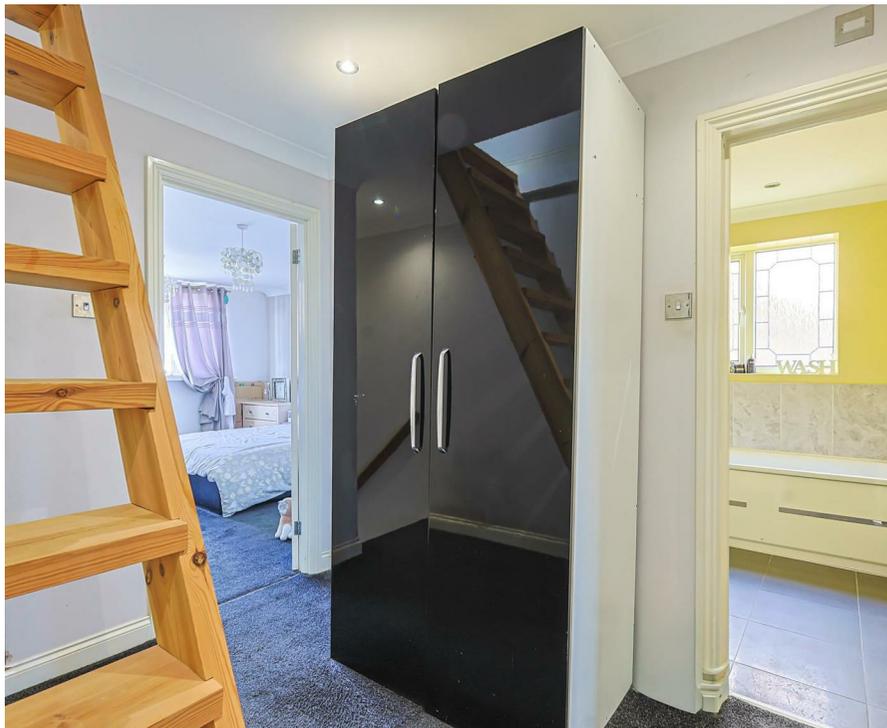
Entrance Hall

Composite door with obscured window and window surround to front. Tiled porch area then leads to remainder of the hallway. Spotlights, wall mounted radiator and access to downstairs WC, kitchen, dining room and living room.

Dining Room

9'8 x 9'5 (2.95m x 2.87m)
Seating mounted light fitting, double window to front, wall mounted radiator and carpeted throughout.





Kitchen

Spotlights, UPVC door with obscured window & window to side and tiled flooring. Range of wall and floor mounted units including integrated stainless steel sink and dry unit, integrated double oven with separate gas hob and extractor fan overhead, space for fridge/freezer, dishwasher and washing machine.

Lounge

21'7 x 15'8 (6.58m x 4.78m)
Spotlights, double window to rear, wall mounted radiator, gas fireplace and carpeted throughout.

Downstairs WC

Spotlight, tiled floor, wash handbasin and low level WC.

Upstairs Landing

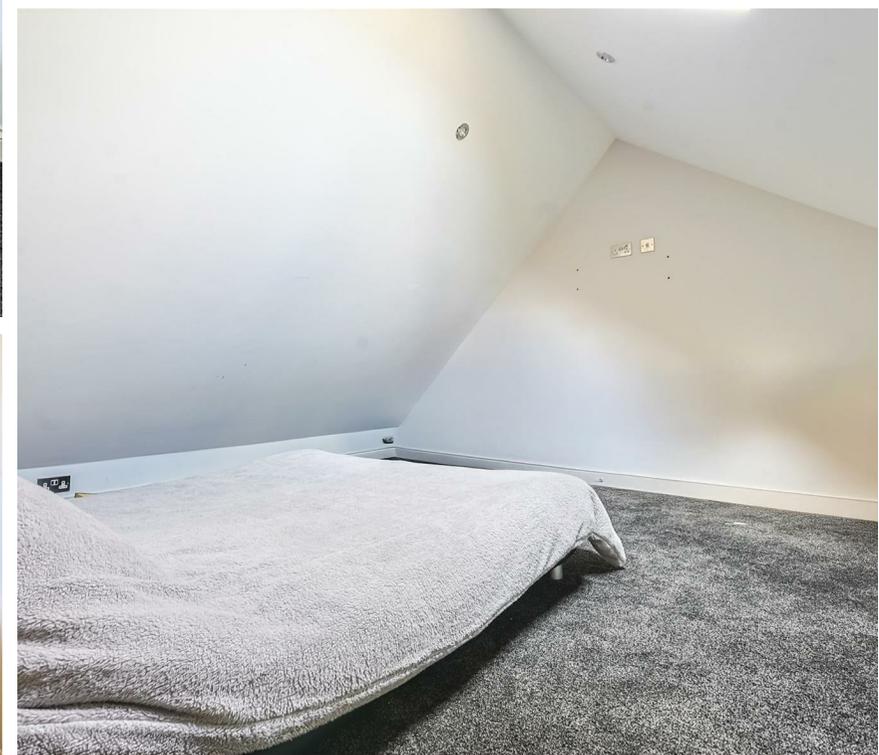
Spotlights and carpeted throughout. Access to all bedrooms, bathroom and access to loft room via loft ladder.

Bedroom One

12'6 x 15'8 (3.81m x 4.78m)
Two ceiling mounted light fittings, double window to front, integrated storage cupboard, wall mounted radiator and carpeted throughout.

Bedroom Two

12'3 x 7'8 (3.73m x 2.34m)
Ceiling mounted light fitting, double window to rear, wall mounted radiator and carpeted throughout.



Bedroom Three

12'0 x 7'8 (3.66m x 2.34m)

Ceiling mounted light fitting, double window to rear, wall mounted radiator and carpeted throughout.

Bathroom

Spotlights, double window and single window to side, heated towel rail, shower unit, separate bath unit, wash hand basin, low-level WC and tiled flooring throughout.

Loft Room

15'0 x 10'4 (4.57m x 3.15m)

Spotlights, Velux window and carpeted throughout.

Rear Garden

Access via kitchen and side gate. Decking area lead, with Astroturf border and turf area to middle, with access to single garage and rear gate.

Garage

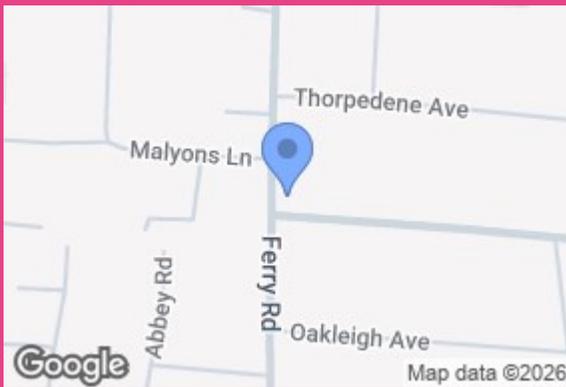
Access via rear garden and upper over garage door to rear side of the property. Fitted with lighting and power.

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 - C





While every attempt has been made to ensure the accuracy of the information 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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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			
England & Wales		EU Directive 2002/91/EC	

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