



Buckingham Road | | Hockley | SS5 4UE

Guide Price £425,000 - £450,000

bear
Estate Agents

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Bear Estate Agents are delighted to present this four-bedroom detached home, offering spacious accommodation with excellent potential, ideally positioned close to local amenities in Hockley.

This well-proportioned property provides generous living space throughout and is in need of some modernisation, making it an ideal opportunity for buyers looking to create their perfect home. The ground floor features a large kitchen alongside a separate lounge/diner, offering great scope for redesign, as well as a convenient downstairs WC. The property benefits from four spacious bedrooms, providing comfortable accommodation for families and flexible living arrangements. In addition to a new boiler and new windows throughout the property.

Externally, the home boasts a large rear garden, perfect for outdoor enjoyment and entertaining, along with side access and a garage, adding further practicality. Combining generous space, huge potential, and a sought-after location, this property presents a fantastic opportunity to acquire a home ready to be transformed.

- Detached House
- Four Bedrooms
- Garage
- Off Street Parking
- Close To Local Amenities
- Spacious Kitchen
- New Boiler

Entrance Hall

Composite door with window to centre. Two ceiling mounted light fittings, wall mounted radiator, under stair storage cupboard and wooden flooring throughout. Access to downstairs WC, living area and kitchen.

WC

Ceiling mounted light fitting, obscured window to side, wall mounted radiator, wash hand basin, low-level WC and tiled flooring.

Lounge

15'2 x 12'8 (4.62m x 3.86m)

Ceiling mounted light fitting, double window to front, two wall mounted radiators, feature fireplace surround and wooden flooring throughout.





Dining Area

9'7 x 8'10 (2.92m x 2.69m)

Ceiling mounted light fitting, UPVC door with window and window surround to rear, wall mounted radiator and wooden effect flooring throughout.

Kitchen

11'11 x 9'3 (3.63m x 2.82m)

Spotlights, UPVC door with window to centre and window surround, wall mounted radiator and tiled flooring throughout. Range of wall and floor mounted units including integrated sink and drainer, integrated oven with induction hob and extractor fan overhead, integrated dishwasher, fitted washing machine and space for fridge/freezer.

First Floor Landing

Two ceiling mounted light fittings, wall mounted radiator, loft hatch and carpeted throughout. Access to all bedrooms and family bathroom.

Bedroom One

11'10 x 11'10 (3.61m x 3.61m)

Ceiling mounted light fitting, double window to front, wall mounted radiator, fitted wardrobes & drawers and carpeted throughout

Bedroom Two

9'11 x 8'9 (3.02m x 2.67m)

Ceiling mounted light fitting, window to rear, wall mounted radiator and wooden effect flooring.

Bedroom Three

11'11 x 7'1 (3.63m x 2.16m)

Ceiling mounted light fitting, window to front, fitted wardrobe storage, wall mounted radiator and laminate flooring throughout

Bedroom Four

8'2 x 6'3 (2.49m x 1.91m)

Ceiling mounted light fitting, window to rear, wall mounted radiator and laminate flooring throughout

Bathroom

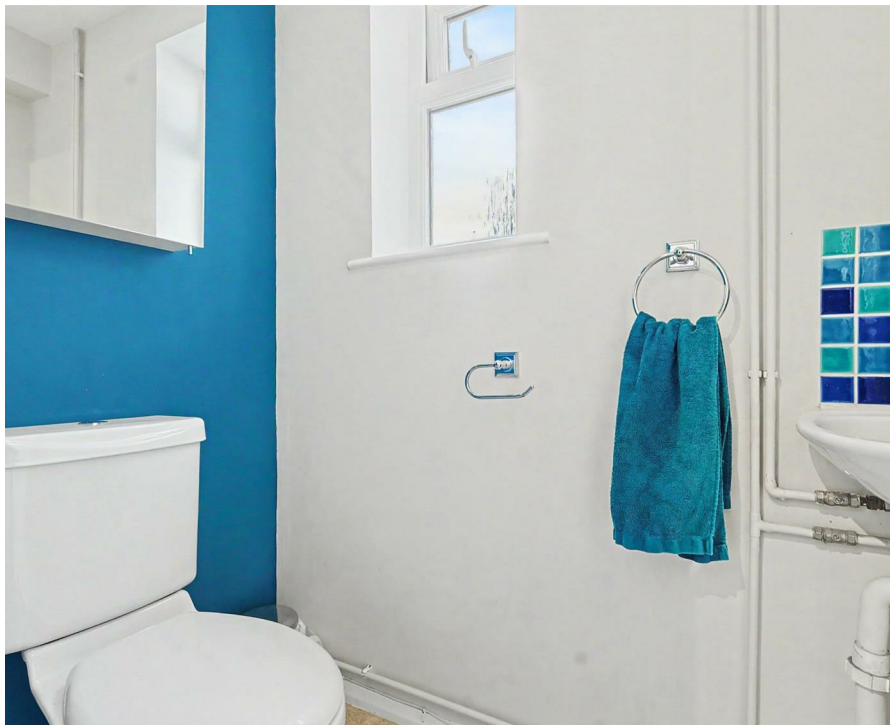
Spotlights, obscured window to rear, towel rail, shower over bath, wash hand basin, low-level WC, tiled walls and tiled flooring.

Agents Notes

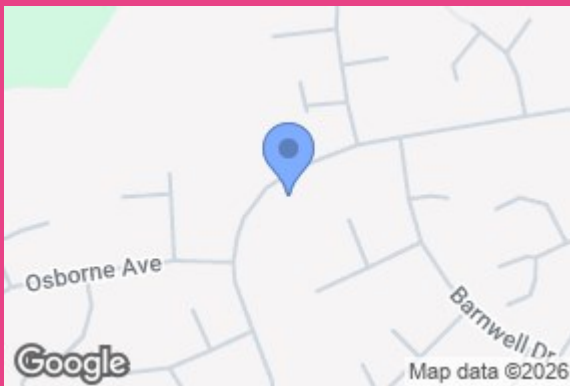
Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should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

Tenure - Freehold

Council Tax Band - E







GROUND FLOOR
834 sq.ft. (77.5 sq.m.) approx.



1ST FLOOR
710 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 1544 sq.ft. (143.4 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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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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