



Burnham Road | Hullbridge | Hockley | SS5 6HQ

Guide Price £325,000

bear
Estate Agents

Guide Price £325,000 - £350,00

NO ONWARD CHAIN

This charming semi-detached house represents a fantastic opportunity for buyers looking to add value and put their own stamp on a property. In need of some modernisation, the home offers great scope for improvement and personalisation throughout.

With three generously sized bedrooms, two reception rooms, and a spacious lounge, the layout provides a solid foundation for comfortable family living. The well-sized rear garden adds further appeal, offering a blank canvas for outdoor transformation – with its large space it is ideal for families, keen gardeners, or those looking to create an impressive entertaining space.

The property also benefits from side access and off-street parking, adding convenience to everyday life. Located close to local amenities and reputable schools, this home enjoys a well-connected position in a friendly community.

Whether you're a first-time buyer with a vision, a family looking to settle and renovate, or an investor seeking potential, this property is brimming with possibilities. A great opportunity to create your ideal home.

- No Onward Chain!
- Spacious Lounge
- Side Access
- Close To Local Amenities
- Off Street Parking
- Semi Detached House
- Office
- Spacious Garden
- Double Bedrooms
- Must View !

Hallway

Smooth ceiling with centre ceiling light, wall mounted radiator, access to first floor accommodation and carpeted throughout.

Office

7'07 x 8'06 (2.31m x 2.59m)

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





Lounge

14'07 x 19'08 (4.45m x 5.99m)

Textured ceiling with centre pendant ceiling light, double glazed windows to the rear aspect, double glazed door to the rear aspect, feature fireplace, wall mounted radiator, power points, space for storage and carpeted flooring throughout.

Kitchen

15'09 x 8'01 (4.80m x 2.46m)

Textured ceiling with centre ceiling light, double glazed window to the front aspect, obscure double glazed door to the side aspect, eye and base level units, oven and electric hob with extractor fan above, stainless steel sink with tiled splashbacks, space for washer dryer, inset fridge freezer and tiled flooring throughout.

Upstairs Landing

6'07 x 3'03 (2.01m x 0.99m)

Smooth ceiling with pendant ceiling light, loft hatch access, access to all rooms and family bathroom and carpeted flooring throughout.

Bedroom One

10'09 x 10'04 (3.28m x 3.15m)

Smooth ceiling with pendant ceiling light, double glazed window to the rear, wall mounted radiator, fitted wardrobe storage, power points and carpeted flooring throughout.

Bedroom Two

13'03 x 8'10 (4.04m x 2.69m)

Smooth ceiling with pendant ceiling light, double glazed window to the side access, wall mounted radiator, power points and carpeted flooring throughout.

Bedroom Three

10'04 x 7'05 (3.15m x 2.26m)

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

Family Bathroom

6'09 x 6'03 (2.06m x 1.91m)

Smooth ceiling with pendant ceiling light, obscure double glazed window to the front aspect, WC, sink, panelled bath with shower head, tiled walls surround and laminate flooring throughout.

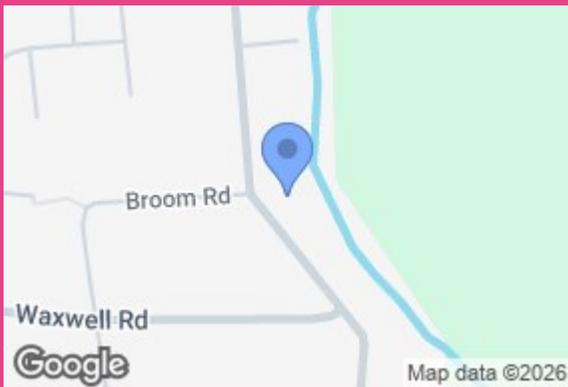
Agents Notes

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.

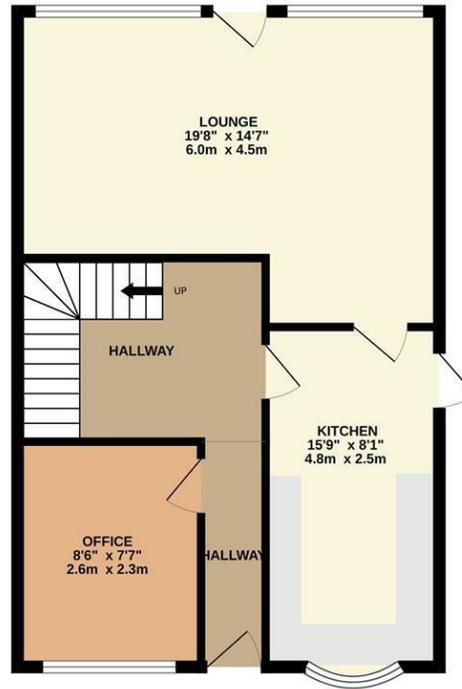
Tenure - Freehold
Council Tax Band - C



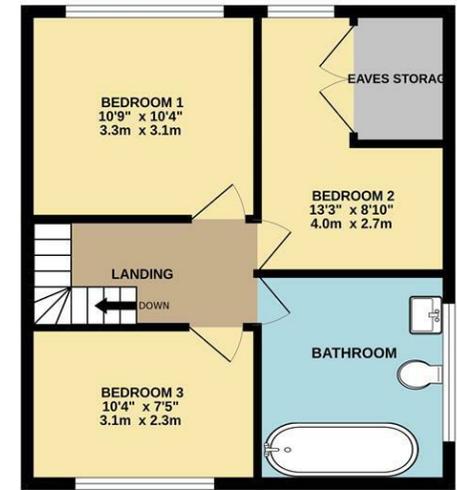




GROUND FLOOR
599 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 1028 sq.ft. (95.5 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	
53	73
England & Wales	EU Directive 2002/91/EC

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