



Kendal Close | Hullbridge | SS5 6DW

Guide Price £340,000

bear
Estate Agents

Guide Price £340,000 - £360,000

Bear Estate Agents are proud to exclusively present for the first time, one of two newly refurbished 2-bedroom semi-detached chalets - offered with no onward chain. Situated in the popular village of Hullbridge, Essex, this property is ideal for those seeking modern living in a peaceful residential location.

The property features a stylish open-plan layout, comprising a bright lounge to the front and a spacious kitchen/diner to the rear, perfect for both everyday living and entertaining. A separate utility room and a convenient downstairs WC add to the practicality of the home.

Upstairs, you'll find two generously sized bedrooms and a well-appointed family bathroom, all finished to a high standard with contemporary fittings and neutral décor throughout.

Externally, the home benefits from a newly laid driveway to the front, offering off-street parking for two vehicles. The rear garden has been newly landscaped with fresh turf and a small patio area, ideal for relaxing or entertaining outdoors.

This turnkey property is ready to move into and would make an ideal home for first-time buyers, downsizers, or investors alike.

- Semi Detached House
- Modernised Throughout
- No Onward Chain !
- Utility Room
- Downstairs WC
- Driveway For Two To Be Completed

Frontage

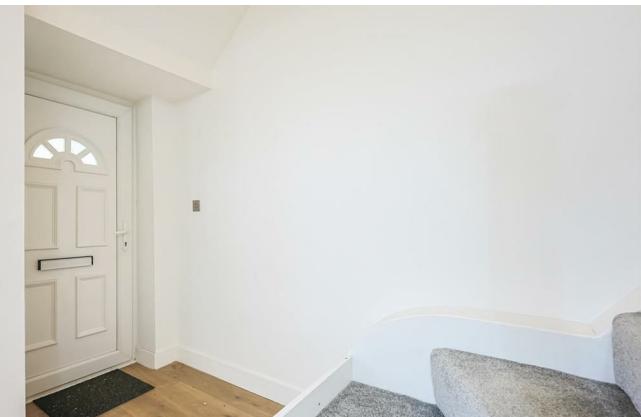
Driveway for two cars, to be added before completion. Remainder laid to lawn.

Lounge

19'8 x 14'4 (5.99m x 4.37m)
UPVC door to front, with separate double window to front. Two ceiling mounted light fittings, two wall mounted radiators and wooden effect flooring throughout.

Downstairs WC

Integrated ceiling light fitting, heated towel rail, sink with storage underneath and low-level WC.





Kitchen/Diner

19'11 x 8'4 (6.07m x 2.54m)

Two ceiling mounted light fittings, wooden effect flooring throughout, double window and UPVC front door with window surround to rear aspect. Range of wall and floor mounted units including integrated fridge and freezer, oven with gas hob and extractor fan overhead, integrated stainless steel sink and dryer unit And boiler cupboard.

Utility Room

9'7 x 3'10 (2.92m x 1.17m)

Ceiling mounted light fitting, wall mounted radiator, wall mounted storage unit and floor mounted storage cupboard with worktop space. Space for Washing machine.

Bedroom One

15'2 x 12'7 (4.62m x 3.84m)

Ceiling mounted light fitting, single window and additional double window to front, wall mounted radiator and carpeted throughout.

Bedroom Two

7'11 x 11'5 (2.41m x 3.48m)

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

Bathroom

7'4 x 7'11 (2.24m x 2.41m)

Ceiling mounted light fitting, obscured window to rear part tiled walls and tiled flooring. Heated towel rail, bath with shower overhead, floating vanity sink unit with storage overhead and low-level WC.

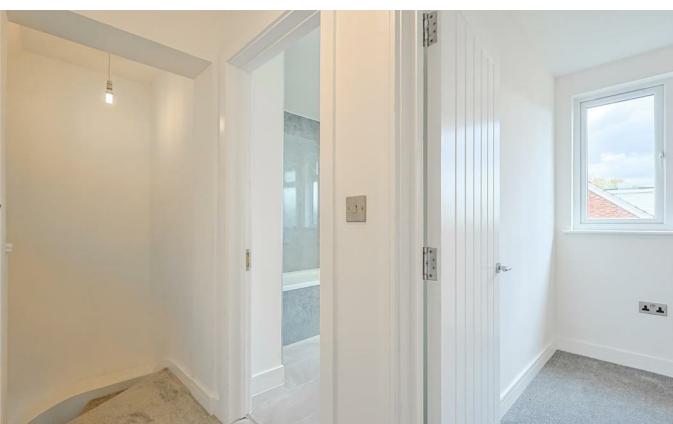
Rear Garden

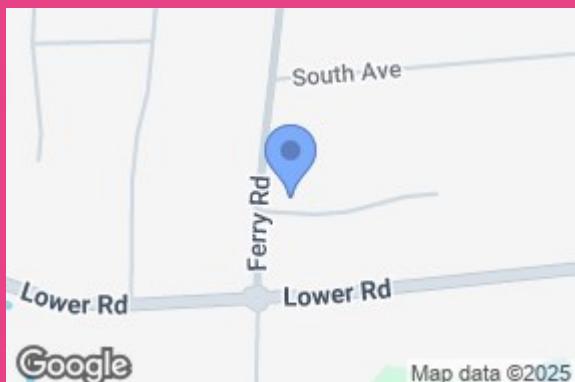
Access via door to kitchen/diner. Majority later lawn with small patio area to rear.

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





GROUND FLOOR
458 sq.ft. (42.5 sq.m.) approx.

KITCHEN/DINER
19'11" x 8'4"
6.1m x 2.5m

WC

UTILTY ROOM
9'7" x 3'10"
2.9m x 1.2m

LOUNGE
19'8" x 14'4"
6.0m x 4.4m

HALLWAY

UP

BATHROOM
7'11" x 7'4"
2.4m x 2.2m

BEDROOM 2
11'5" x 7'11"
3.5m x 2.4m

DOWN

LANDING

BEDROOM 1
15'2" x 12'7"
4.6m x 3.8m

TOTAL FLOOR AREA: 835 sq.ft. (77.5 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 (A2 plus)	A	81
(B1-91)	B	
(91-80)	C	
(80-68)	D	
(68-54)	E	41
(54-38)	F	
(38-21)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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