



Burnham Road | Hullbridge | Hockley | SS5 6BQ

Guide Price £375,000 - £400,000

bear
Estate Agents

Guide Price £350,000- £375,000

Bear Estate Agents is happy to welcome this three bedroom detached home, offering off-street parking and side access, presents an excellent opportunity for buyers looking to update and create a property tailored to their own style.

Set on a generous plot, the property boasts a large rear garden backing onto open farmland - perfect for those seeking a peaceful, semi-rural setting. Inside, the property features a generously sized lounge that opens into the conservatory, providing a light-filled living space.

The property combines potential with a desirable location and access to local amenities including shops, schools, and scenic riverside walks along the River Crouch. Excellent transport links to nearby towns and railway stations make it an ideal location for commuters.

- Detached House
- Off Street Parking
- Has Potential To Make Your Own
- Three Bedrooms
- Spacious Rear Garden
- Close To The River Crouch

Hallway

11'10 x 8'11 (3.61m x 2.72m)

Carpeted flooring throughout stairs to first floor accommodation, access into the kitchen, access into the downstairs bedroom.

Lounge

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

Carpeted flooring throughout, feature open fireplace, window to the conservatory, Windows to the side aspect.

Conservatory

15'10 x 8'1 (4.83m x 2.46m)

Double glazed windows surround, pendant fan ceiling light, double glazed French doors to the rear garden.

Kitchen

15'2 x 7'2 (4.62m x 2.18m)

Double glazed window to the front aspect window to the side aspect, storage cupboard, space for fridge freezer, plumbing for washing machine stainless steel sink with draining board.





Bedroom One

18'4 x 7'7 (5.59m x 2.31m)

Carpeted flooring throughout, double glazed window to the front and side aspect, smooth ceilings with two pendant ceiling lights.

Bedroom Two

11'10 x 9'11 (3.61m x 3.02m)

Carpeted flooring throughout, pendant light, double glazed window to the rear aspect.

Landing

12'11 x 7'0 (3.94m x 2.13m)

Carpeted flooring throughout, double glazed window to the side aspect, access bathroom and bedrooms.

Bedroom Three

11'2 x 10'00 (3.40m x 3.05m)

Carpeted flooring throughout, double glazed windows to the front aspect.

Bathroom

6'6 x 6'5 (1.98m x 1.96m)

Double glazed window, panelled bath with shower head attachment, WC, sink and tiled flooring throughout and tiled walls surround.

Agents Notes

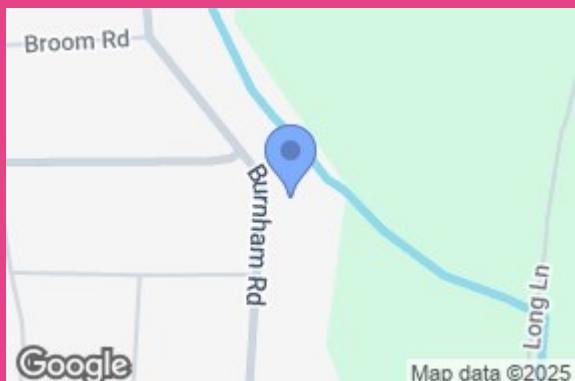
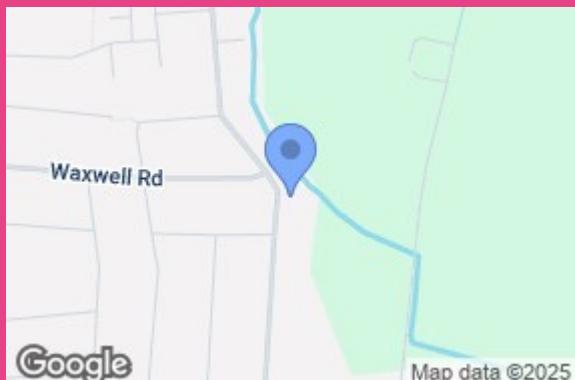
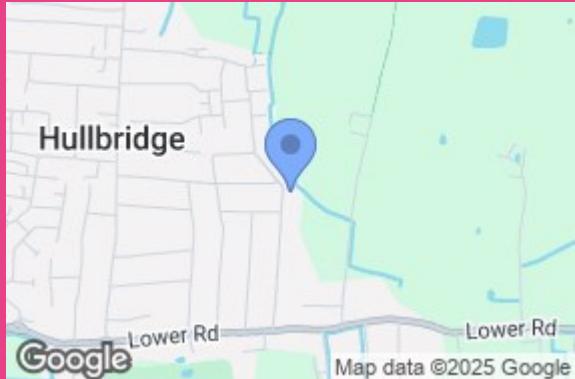
Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should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

Tenure - Freehold

Council Tax Band - C







GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.

1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.

TOTAL FLOOR AREA : 662 sq.ft. (61.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate and should be taken as a guide only. No representation or warranty is given. 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	55	66
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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