

## 97 Lower Road, Hullbridge, SS5 6DD



£ 315,000

A three bedroom semi detached bungalow which is in need of some modernisation, but offers huge potential for extension to first floor, subject to the usual planning consents. Currently benefitting from spacious lounge, secluded rear garden and off street parking.

Offered with no onward chain.

Keys held for viewings. EPC Rating: TBC. Our Ref: 17189.



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Entrance via entrance door to entrance hall.

### ENTRANCE HALL

### BEDROOM ONE 12' 11" x 8' 10" (3.94m x 2.69m)

Window to front aspect. Radiator.



### BEDROOM TWO 11' 5" x 8' (3.48m x 2.44m)

Window to side aspect. Radiator.



### BEDROOM THREE 10' x 7' 6" (3.05m x 2.29m)

Window to front aspect. Radiator.



### LOUNGE 13' 11" x 13' 11" max (4.24m x 4.24m)

French doors providing access to rear garden. Radiator. Gas fireplace. Door to kitchen.



### KITCHEN 9' 7" x 6' 11" (2.92m x 2.11m)

Window to side and rear aspects. Door providing access to rear garden. Base and eye level units incorporating roll edge work surface with an inset stainless steel sink drainer unit. Space for appliances. Space for freestanding cooker. Wall mounted boiler.



## BATHROOM

Window to side aspect. A three piece suite comprising bath, wash hand basin and low level wc. Double storage cupboard.



The **FRONT** has driveway providing off street parking for two/three vehicles.

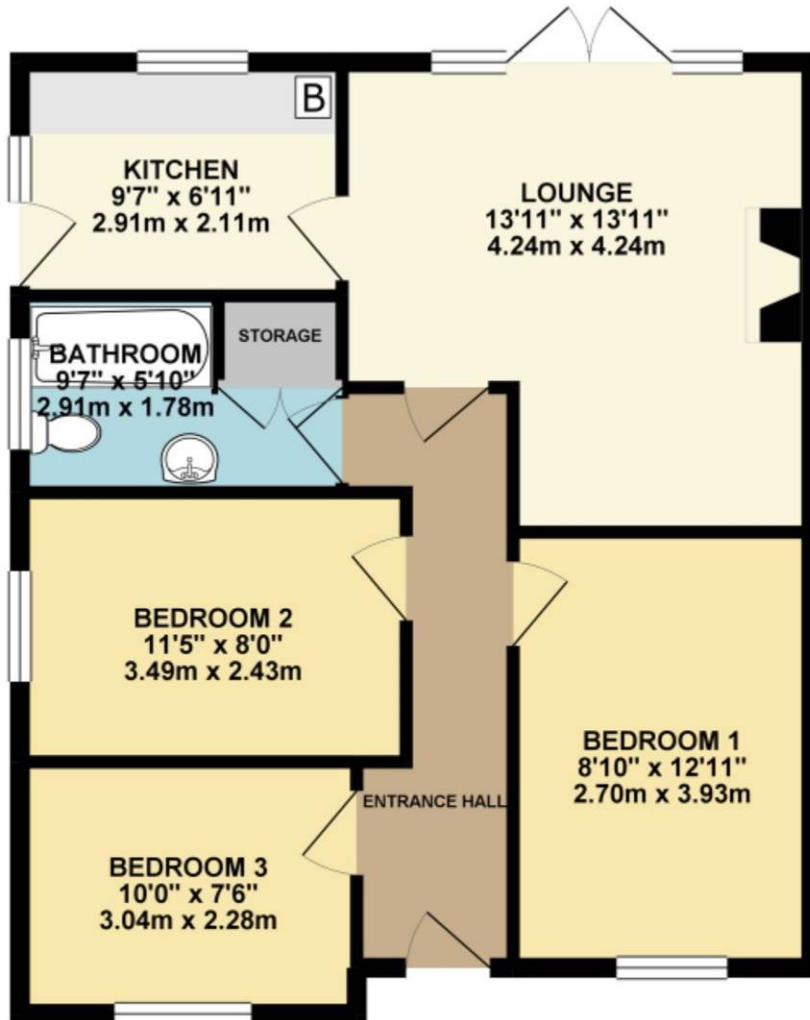
Agents Note:  
The property is subject to Probate, which has been applied for.

## EXTERIOR.

The **REAR GARDEN** commencing onto patio with steps down to lawn. Shed to remain. Spacious side way providing access to front.



GROUND FLOOR 643.26 sq. ft.  
( 59.76 sq. m. )



TOTAL FLOOR AREA : 643.26 sq. ft. ( 59.76 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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