

Cedar Drive, Hullbridge, SS5 6JE



Guide: £300,000

Situated in a quiet residential location within Hullbridge is this two bedroom (formerly three) semi detached house requiring modernisation throughout. Within walking distance to all local amenities. An early viewing is recommended to avoid disappointment. EPC Rating: TBC. Our Ref: 16807.



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Entrance via uPVC glazed entrance door to entrance porch.

ENTRANCE PORCH

Double glazed patio doors leading to lounge.

LOUNGE 16' 9" x 15' 8" (5.11m x 4.78m)

Double glazed window to front aspect. Stairs to first floor accommodation with under stairs storage cupboard. Radiator. Door to kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM 25' x 9' 11" (7.62m x 3.02m)

Double glazed windows to rear aspect. Double glazed door providing access to conservatory. A comprehensive range of base and eye level units incorporating roll top work surface with one and a half stainless steel sink drainer unit. Space and plumbing for appliances. Tiled splash back. Tiled flooring. Door to integral garage.



CONSERVATORY 6' 8" x 6' (2.03m x 1.83m)

Double glazed door providing access to rear garden.



FIRST FLOOR LANDING

Airing cupboard.

SHOWER ROOM 9' 10" x 4' 4" (3m x 1.32m)

Obscure double glazed window to rear aspect. A three piece suite comprising walk in shower enclosure, inset wash hand basin with vanity storage below and low level wc. Storage cupboard. Part tiled effect walls.



BEDROOM TWO 12' 1" x 9' 10" (3.68m x 3m)

Double glazed window to rear aspect. Radiator.



BEDROOM ONE (FORMERLY TWO ROOMS) 16' 5" x 9' 9" (5m x 2.97m)

Double glazed window to front aspect. Radiator.



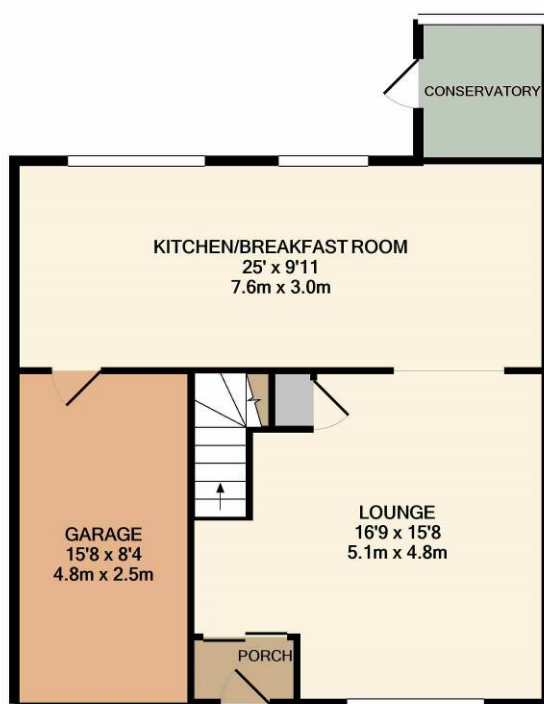
EXTERIOR.

The **REAR GARDEN** commencing with crazy paved patio leading to garden which requires landscaping.

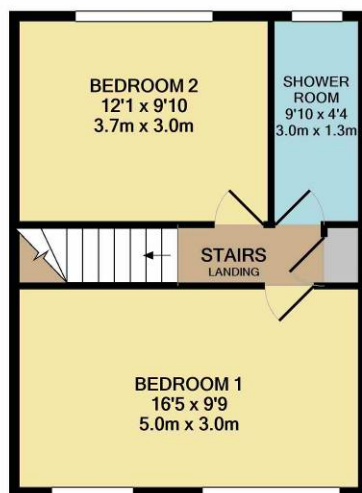


BRICK BUILT OUTBUILDING Doors to two separate rooms which each room measuring 5' 8" x 5' (1.73m x 1.52m).

The **FRONT** has own driveway providing off street parking leading to **INTEGRAL GARAGE** with up and over door. Door to kitchen. Small lawn area.



GROUND FLOOR
APPROX. FLOOR
AREA 680 SQ.FT.
(63.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 368 SQ.FT.
(34.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1048 SQ.FT. (97.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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