

30 Broad Way, Hockley, SS5 5EL



£325,000

Situated on the popular Broadlands development is this bay fronted, character two bedroom semi-detached bungalow, requiring complete modernisation throughout but offering fantastic development opportunity for extending to both ground floor and first floor, subject to planning permission, with a stunning rear garden measuring approximately 85ft.

NO ONWARD CHAIN.

EPC Rating: tbc. Our Ref 17529

Entrance via hardwood entrance door to **ENTRANCE HALL**
Doors to rooms.

BEDROOM ONE 15' 1" x 10' 11" (4.6m x 3.33m)
Double glazed window to the front aspect.



BEDROOM TWO 13' 1" x 10' 5" (3.99m x 3.18m)
Double glazed window to the front aspect. Fitted wardrobes to one wall.



BATHROOM

Obscure double glazed window to the rear aspect. Low level WC. Inset wash hand basin with vanity storage below. Panelled bath with disable access. Part tiled walls.



KITCHEN 10' x 5' 11" (3.05m x 1.8m)

Base and eye level units. Inset sink drainer unit. Sliding door providing access to

LEAN TO 13' 10" x 7' (4.22m x 2.13m)
Door providing access to rear garden.

LOUNGE 13' 8" x 12' 3" (4.17m x 3.73m)
Double glazed window to the rear aspect. Door to

DINING ROOM 10' 9" x 7' (3.28m x 2.13m)
Double glazed window to the rear aspect.

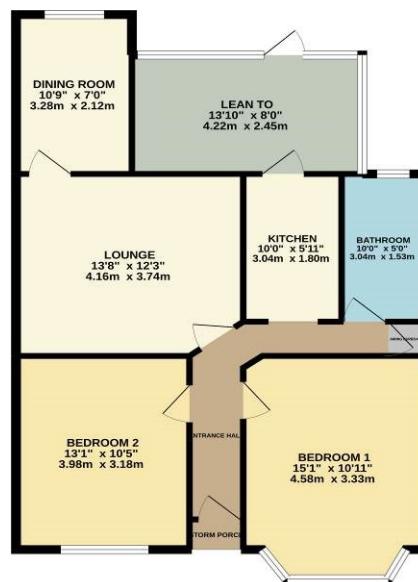
EXTERIOR

The **REAR GARDEN** measures approximately 85ft (25.91m) with selection of trees, shrubs and flowers. Laid lawn. Gate to side providing access to the front.



The **FRONT** is crazy paved offering potential for own driveway, with shared access to the side leading to **DETACHED GARAGE** with personal door to rear garden.

GROUND FLOOR
823 sq.ft. (76.5 sq.m.) approx.



Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items show in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

TOTAL FLOOR AREA: 823 sq.ft. (76.5 sq.m.) approx.
Within every effort has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.