

Ferry Road, Hullbridge, SS5 6JY



Guide Price £360,000 - £365,000

Situated in the heart of Hullbridge is this immaculate three bedroom semi detached family home with open plan kitchen/breakfast room, rear garden measuring approximately 60ft and own driveway providing off street parking for two vehicles. Within walking distance to all local amenities including schools and shops as well as the River Crouch.

Viewing advised. EPC Rating: C. Our Ref: 18818.

Entrance via uPVC French doors to porch.

PORCH

Glazed door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation.



LOUNGE 15' 2" x 12' 9" (4.62m x 3.89m)

Double glazed window to front aspect. Wood effect flooring. Coving to plastered ceiling. Radiators. Door to kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM 16' 1" x 9' (4.9m x 2.74m)

Double glazed windows to rear aspect. A comprehensive range of modern high gloss base and eye level units incorporating roll top work effect work surface with one and a half stainless steel sink drainer unit. Integrated electric oven with electric hob and contemporary extractor above. Cupboard housing wall mounted boiler which was installed in February 2022. Space for fridge freezer. Space and plumbing for washing machine. Integrated dishwasher. Tiled splash back. Wood effect flooring. Double glazed door to garage.



FIRST FLOOR LANDING

Double glazed window to side aspect.



LUXURY BATHROOM (RECENTLY FITTED)

Obscure double glazed window to side aspect. A four piece suite comprising panelled bath with centralised chrome mixer taps and shower attachment, tiled shower cubicle with thermostatic shower, inset wash hand basin with vanity storage below and low level wc. Wood effect flooring. Plastered ceiling with inset spotlighting. Part tiled walls. Chrome heated towel rail.



BEDROOM ONE 13' 6" x 9' 10" (4.11m x 3m)

Double glazed window to rear aspect. Textured ceiling. Radiator.



BEDROOM TWO 10' 7" x 9' 10" (3.23m x 3m)

Double glazed window to front aspect. Textured ceiling. Radiator.



BEDROOM THREE 7' 6" x 6' 3" (2.29m x 1.91m)

Double glazed window to front aspect. Textured ceiling. Radiator.



EXTERIOR.

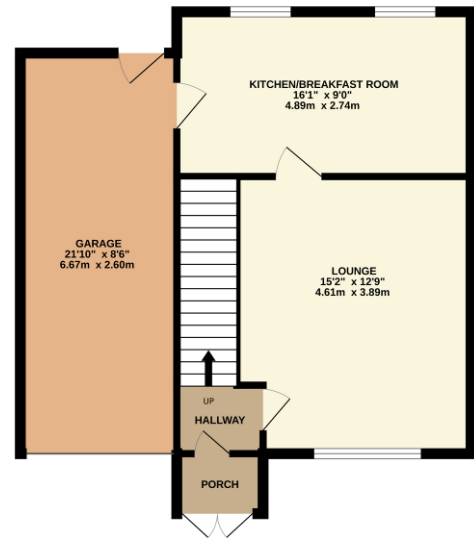
The **REAR GARDEN** measures approximately 60ft (18.29m) commencing with patio area. Laid to lawn. A selection of mature flower and shrub borders. Shed to remain. Door to garage.



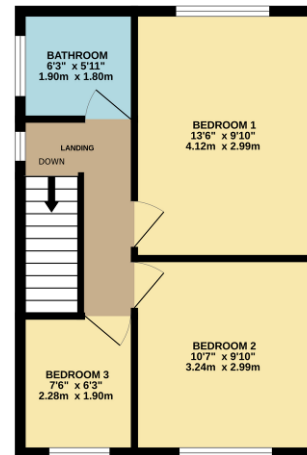
GARAGE with up and over door. Power and lighting.

The **FRONT** has a driveway providing off street parking for two vehicles leading to garage. Small lawn area.

GROUND FLOOR
589 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.7 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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