

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Riverview Gardens, Hullbridge, SS5 6LS



Guide Price:
£425,000 - £450,000

Situated in a popular location, close to the River Crouch within Hullbridge, is this two bedroom detached bungalow which is in need of modernisation throughout, with a rear garden measuring 120ft and off street parking. Close to local shops, schools and all amenities with Country Park walks and close to the River Crouch.

EPC Rating: D. Council Tax Band: E.

Offered with no onward chain. Our Ref: 19536.

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Entrance under **STORM PORCH** via uPVC double glazed entrance door to entrance hall.

ENTRANCE HALL

Radiator. Laminate flooring. Plastered ceiling with inset downlights.



BEDROOM TWO 13' 10" x 11' 5" (4.22m x 3.48m)

uPVC double glazed bay window to front aspect. Radiator. Laminate wood flooring.



BEDROOM ONE 17' 5" x 10' 5" (5.31m x 3.18m)

uPVC double glazed bay window to front aspect. Radiator. Tiled flooring. Coved cornice to plastered ceiling. Double doors to en suite (previously the garage area).



EN SUITE 18' 6" x 6' 10" (5.64m x 2.08m)

uPVC double glazed bay window to front aspect. Sky lights on both sides of the roof.

Agents Note:

This room has plumbing for the appliances but is incomplete.



SHOWER ROOM 11' 5" x 5' 8" (3.48m x 1.73m)

uPVC double glazed window to side aspect. A three piece suite comprising shower cubicle, wash hand basin with high gloss vanity storage below and close coupled wc. Towel rail. Tiled walls. Stone flooring.



SEPARATE WC

Obscure double glazed window to side aspect. A two piece suite comprising wash hand basin with vanity storage below and close coupled wc. Tiled walls.



KITCHEN 15' 1" x 14' 10" (4.6m x 4.52m)

uPVC double glazed window to side aspect. uPVC sliding doors providing access to rear garden. A range of base and eye level units incorporating roll top work surface with inset sink drainer unit. Built in oven. Plumbing for washing machine. Island unit. Radiator with breakfast bar over. Stone flooring. Inset downlights to ceiling.



LOUNGE 18' 9" x 13' 1" (5.72m x 3.99m)

Two uPVC double glazed windows to side aspect. Radiators. Laminate wood effect flooring. Sliding patio doors providing access to conservatory.



CONSERVATORY 13' 9" x 9' 7" (4.19m x 2.92m)

uPVC double glazed windows to all aspects. uPVC door to side aspect. Radiator. Tiled flooring.



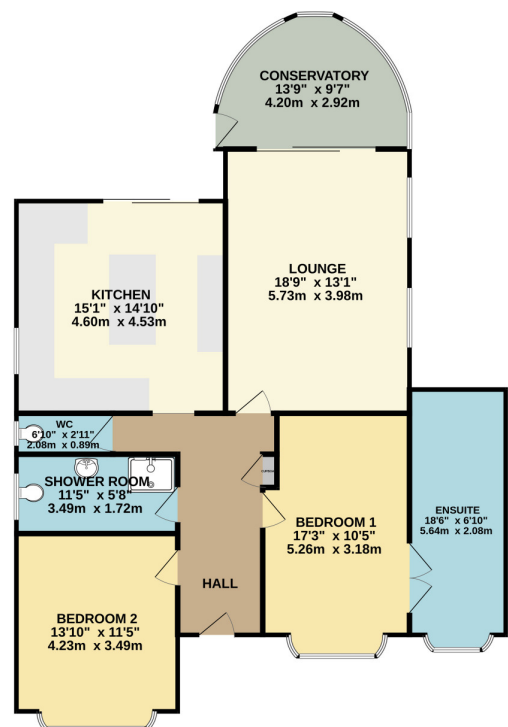
EXTERIOR.

The **REAR GARDEN** is north facing and measures **120ft (36.58m)** commencing with **DECKING AREA**. Laid to lawn. The garden wraps round to both sides. Access to the front from one side only.



The **FRONT** is paved providing off street parking for four/five vehicles.

GROUND FLOOR
1222 sq.ft. (113.6 sq.m.) approx.



TOTAL FLOOR AREA: 1222 sq.ft. (113.6 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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