

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Buckingham Road, Hockley, SS5 4UE



£175,000

IDEAL FIRST TIME PURCHASE OR BUY TO LET

Situated on the popular Betts Farm Development and rarely available is this one bedroom first floor maisonette with own independent entrance porch and allocated parking.

Requiring some modernisation throughout with 199 year Lease from new on a peppercorn rent meaning that there is no ground rent or service charge applicable. Within walking distance to local shops, schools and railway station.

Council Tax Band: B. EPC Rating: TBC.

NO ONWARD CHAIN. Our Ref: 19537.

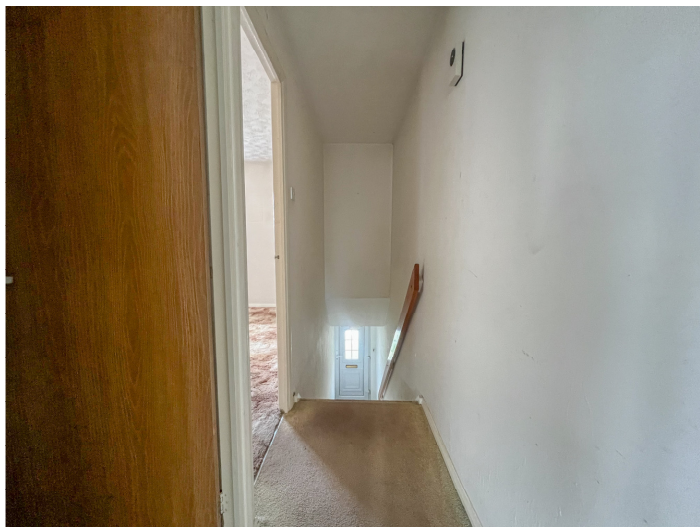
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Accommodation comprises:

Entrance via uPVC double glazed entrance door to entrance hall. Stairs to accommodation.



FIRST FLOOR LANDING

LOUNGE/DINER 17' x 12' 3" (5.18m x 3.73m)

Double glazed window to front aspect. Over stairs storage cupboard. Textured ceiling. Door to kitchen.



KITCHEN 13' 2" x 5' 9" (4.01m x 1.75m)

Double glazed window to rear aspect. A range of base and eye level units incorporating work surface with inset sink drainer unit. Space and plumbing for appliances. Textured ceiling.



INNER HALLWAY

BEDROOM 13' 2" x 9' 5" (4.01m x 2.87m)

Double glazed window to rear aspect. Double opening wardrobes. Electric immersion heater.





BATHROOM

A three piece suite comprising panelled bath with shower over, pedestal wash hand basin and close coupled wc. Tiled walls. Tiled flooring.



EXTERIOR.

Allocated parking in the private car park to the rear of the property.

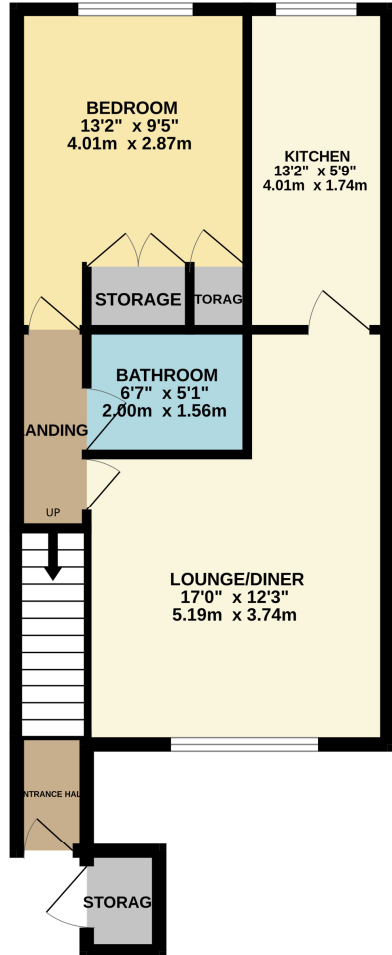
Agents Note:

The property is on a peppercorn rent meaning that there is no service charge or ground rent to be paid.

199 year Lease from new.

Fully electric - no gas to the property.

GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 481 sq.ft. (44.7 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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Consumer Protection from Unfair Trading Regulations 2008.

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