

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Keswick Avenue, Hullbridge, SS5 6JL



Guide Price:
£325,000 - £350,000

Situated in a popular location within Hullbridge is this two bedroom semi detached bungalow with spacious lounge, conservatory, rear garden overlooking a field to the rear and off street parking for two/three vehicles. Close to local shops and amenities. Council Tax Band: C. EPC Rating: TBC. NO ONWARD CHAIN. Our Ref: 19774.

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Accommodation comprises:

Entrance via **STORM PORCH** with entrance door to entrance hall.

ENTRANCE HALL

Radiator. Wood effect laminate flooring. Doors to lounge, kitchen, two bedrooms and bathroom. Access to loft housing the combination boiler.



LOUNGE 15' 10" x 10' 8" (4.83m x 3.25m)

Electric fire with surround. Radiator. Wood effect laminate flooring. Coved cornice to ceiling. Sliding doors providing access to conservatory.



CONSERVATORY 12' 7" x 8' 2" (3.84m x 2.49m)

Low brick built walls with uPVC double glazed windows to side and rear aspects. Double glazed sliding doors providing access to rear garden.



KITCHEN 9' 11" x 8' 6" (3.02m x 2.59m)

Window to front aspect. A range of base and eye level units incorporating roll edge work surface with inset stainless steel sink drainer unit. Tiled splash backs. Freestanding cooker with extractor above. Plumbing and space for washing machine. Tiled flooring. Two storage cupboards. Extractor fan. Door to **CARPORT/LEAN TO**.



BEDROOM ONE 13' x 8' 6" (3.96m x 2.59m)

Window to front aspect. Built in wardrobes. Radiator.



BEDROOM TWO 10' 1" x 8' 3" (3.07m x 2.51m)

Window to rear aspect. Built in mirrored wardrobes. Radiator.



BATHROOM

Obscure window to side aspect. A three piece suite comprising panelled bath with shower over, inset wash hand basin with vanity storage below and close coupled wc. Tiled walls. Tile effect flooring.

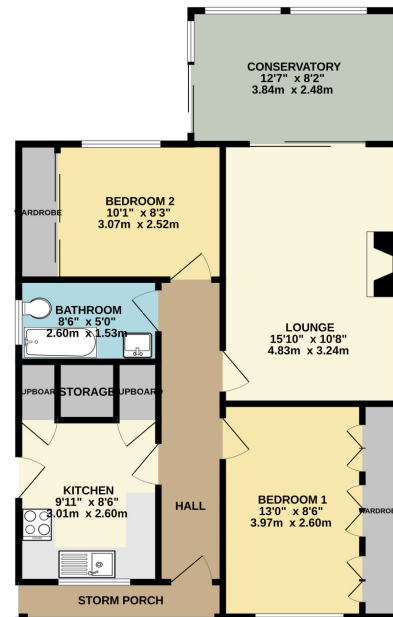


The **FRONT** has block paving to one side providing off street parking and driveway leading to gates to rear.

GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.

EXTERIOR.

The **REAR GARDEN** measures approximately 50ft (15.24m) commencing with paved patio area backing onto fields. Laid to lawn. Greenhouse. Garage providing storage. **CARPURT/LEAN TO** at side of property leading to front. Gate to front.



TOTAL FLOOR AREA: 762 sq.ft. (70.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other areas are approximate and the 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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