

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

38 Plumberow Avenue, Hockley, SS5 5AB



Guide Price:
£325,000 - £350,000

Situated in the heart of Hockley within a stone's throw of mainline railway station and walking distance to shops and schools is this two bedroom semi detached bungalow, requiring modernisation throughout, with a rear garden measuring approximately 90ft, driveway providing off street parking and double length detached garage. No onward chain. Council Tax Band: C. EPC Rating: D. Our Ref: 20479.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Built in storage cupboards and shelving area. Radiator. Access to loft.



BEDROOM TWO 11' 6" x 10' 2" (3.51m x 3.1m)
Double glazed window to front aspect. Radiator.



BEDROOM ONE 13' 2" x 12' 2" (4.01m x 3.71m)
Double glazed bay window to front aspect. Large walk in storage cupboard with sliding doors. Radiator. Textured ceiling.



BATHROOM
Obscure double glazed window to side aspect. A two piece suite comprising bath with electric shower over and wall mounted wash hand basin. Radiator.



SEPARATE WC

Obscure double glazed window to side aspect. Close coupled wc.



KITCHEN 10' 8" x 10' 1" (3.25m x 3.07m)

Double glazed window to side aspect. Double glazed door to side aspect. A range of base and eye level units incorporating roll top work surface with sink drainer unit. Full height storage cupboard. Space and plumbing for appliances. Tiled splash backs. Textured ceiling. Door to lounge/diner.



LOUNGE/DINER 20' 3" max x 12' 3" max (6.17m x 3.73m)

Double glazed window to side and rear aspects. Double glazed French doors providing access to rear garden. Feature fireplace with inset fire. Radiator. Coving to textured ceiling.



EXTERIOR.

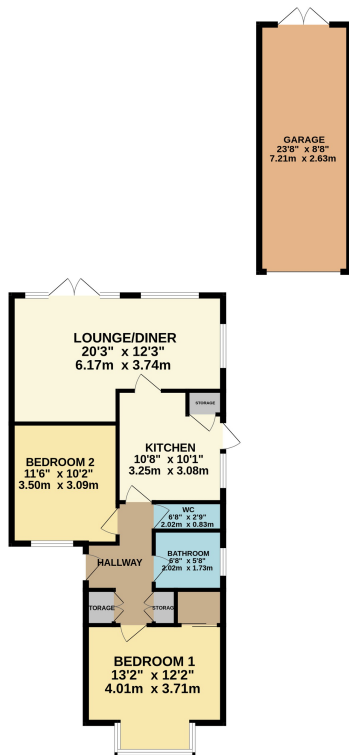
The **REAR GARDEN** measures approximately 90ft (27.43m) commencing with patio area leading to garden. Mainly laid to lawn with a selection of mature flower and shrub borders. Door to **DOUBLE LENGTH DETACHED GARAGE**. Double gates providing access to front.





The **FRONT** has own driveway providing off street parking for two/three vehicles.

GROUND FLOOR
931 sq.ft. (86.5 sq.m.) approx.



TOTAL FLOOR AREA - 931 sq.ft. (86.5 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. The 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.
Made with Metropix 02025

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.