

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Southbourne Grove, Hockley, SS5 5EB



Guide Price: £325,000

Situated on the popular Broadlands Development and requiring modernisation throughout is this extended two bedroom semi detached bungalow with a rear garden measuring approximately 50ft and detached garage. Offered with no onward chain.

Council Tax Band: C. EPC Rating: TBC. Our Ref: 20044.

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Accommodation comprises:

Entrance via glazed entrance door to entrance hall.

ENTRANCE HALL

BEDROOM ONE 13' 11" x 10' 6" (4.24m x 3.2m)

Double glazed bay window to front aspect. Radiator.



BEDROOM TWO 12' 7" x 11' (3.84m x 3.35m)

Double glazed window to front aspect. Radiator.



BATHROOM

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



LOUNGE/DINER 22' 9" max x 13' 8" max (6.93m x 4.17m)

Double glazed window to rear aspect. Feature fireplace with inset gas fire. Coving to textured ceiling. Glazed door providing access to kitchen/breakfast room.



L-SHAPED KITCHEN/BREAKFAST ROOM 20' 8" max x 12' 4" max (6.3m x 3.76m)

Double glazed window to rear and side aspects. Double glazed door providing access to rear garden. A range of base level units incorporating work surface with inset sink drainer unit. Space and plumbing for appliances. Glazed doors returning to lounge/diner.



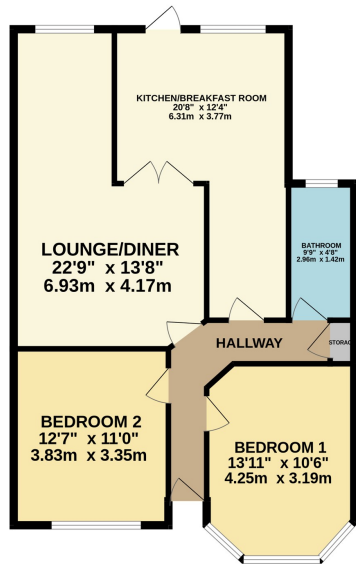
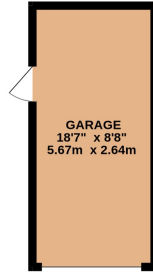
EXTERIOR.

The **REAR GARDEN** measures approximately 50ft (15.24m) commencing with patio area leading to garden. Laid to lawn. Fencing to boundaries. Door to **DETACHED GARAGE** with up and over door to front. Gate providing access to front.



The **FRONT** has a pathway leading to the front door with lawn to both sides. There is **SHARED ACCESS** to the side providing access to rear and garage.

GROUND FLOOR
978 sq.ft. (90.8 sq.m.) approx.



TOTAL FLOOR AREA: 978 sq.ft. (90.8 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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