



2 Bedrooms

**To be sold with Tenant in situ, currently paying £530pcm.**

This property comprises of an entrance hall, lounge with bay window, spacious open plan Kitchen, with room for dining and bathroom to the lower floor with a double walk-in shower. The first-floor hosts two generous sized bedrooms.

Externally the property benefits from a patio and decked area, with parking to the rear, and a small yard area.

On street parking available.

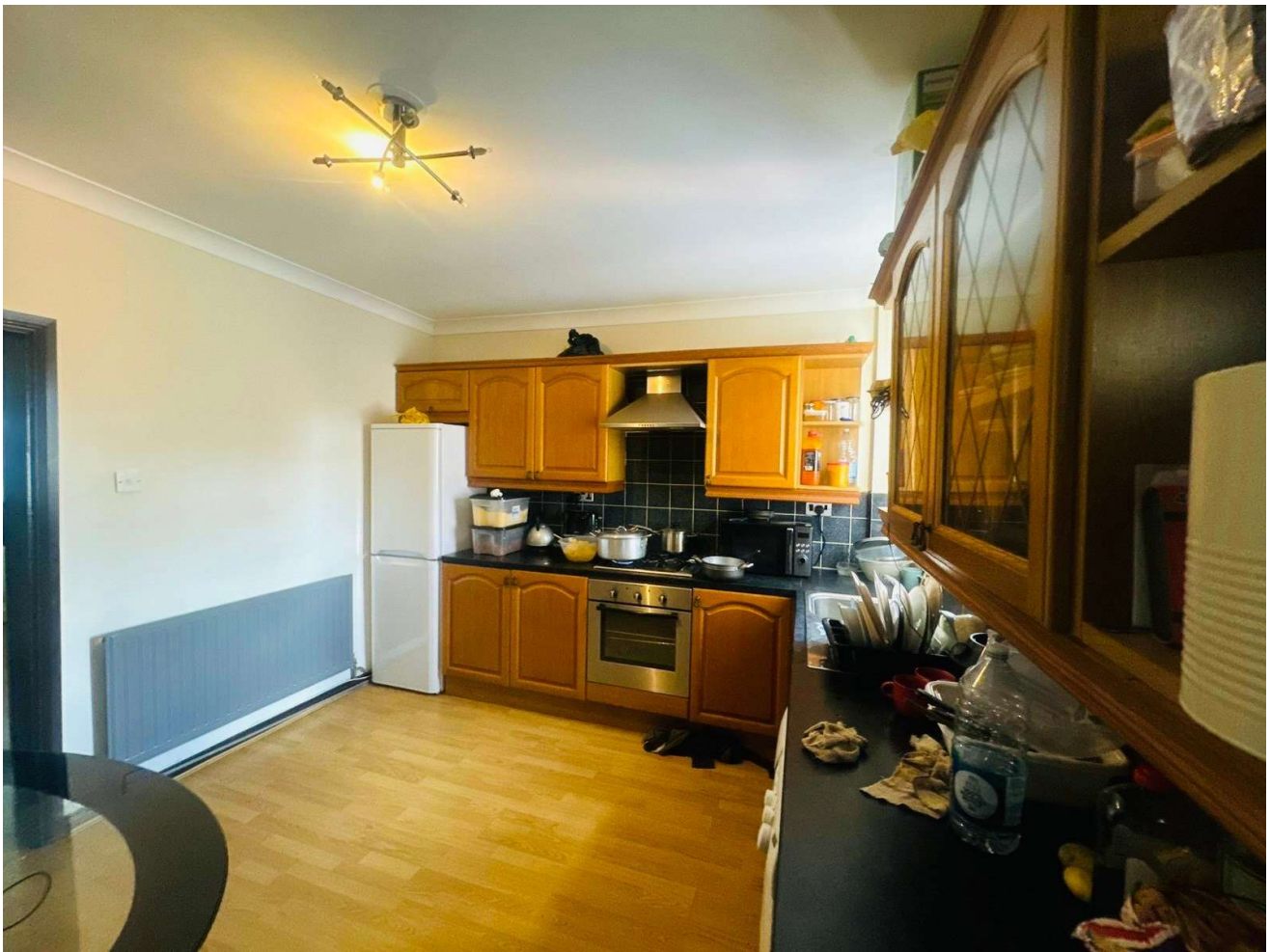
# Hudson Avenue

Horden, SR8

Asking Price:

**£69,950**

EPC Rating: C



**Living Room:**

**9'6" x 14'1" (2.9m x 4.3m)**

Electric Fire, Radiator, UPVC Window

**Kitchen Dining Room:**

**10'6" x 12'7" (3.2m x 3.84m)**

Stainless Steel Sink, Integrated Electric Oven & Hob, Extractor Fan, UPVC Window,

**Bathroom:**

**6'3" x 6'3" (1.9m x 1.9m)**

Walk-in Shower, Toilet, Radiator, Washbasin, UPVC Window.

**First Floor**

**Bedroom 1:**

**15'3" x 9'7" (4.65m x 2.92m)**

UPVC Window, Radiator

**Bedroom 2:**

**12'8" x 8'1" (3.86m x 2.46m)**

UPVC Window, Radiator

**Construction:**

Brick with Tiled Roof

**Broadband Speed:**

Can be obtained using this link  
<https://www.broadbandcheck.co.uk/>



For additional information and full photo gallery please visit [www.holbrookandco.co.uk](http://www.holbrookandco.co.uk)



**Mobile Phone Signal:**

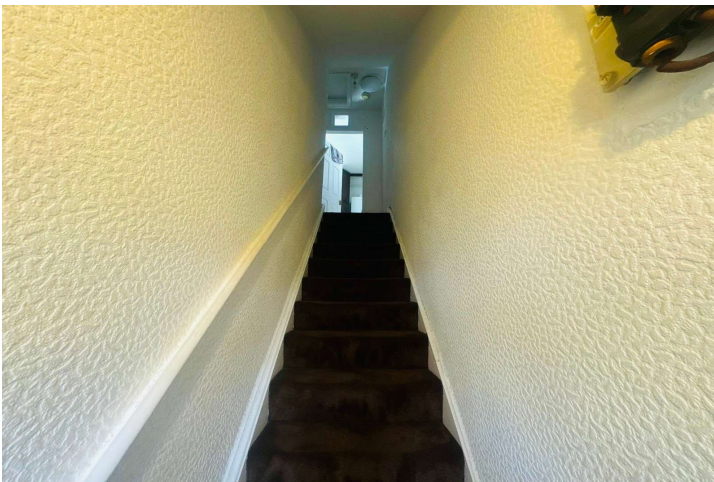
Unaware Of Any Issues

**Water Meter:**

No

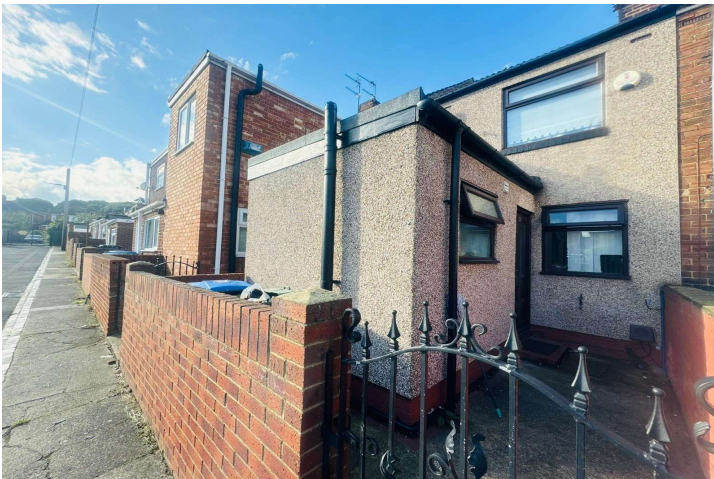
**Disclaimer:**

All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 2/ Fixtures and fittings other than those included in the above details are to be agreed separately. 3/ All EPCs are generated by a third party and Castledene Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Applicants must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property/ The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use/ By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

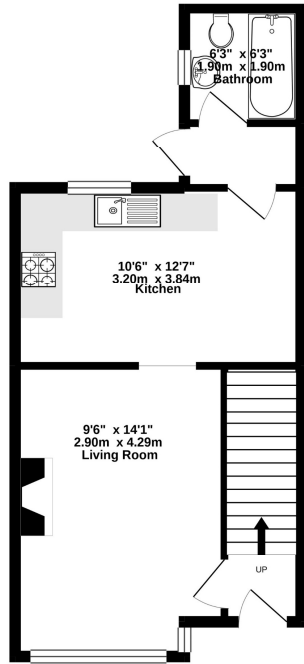


**Tenure** - Freehold

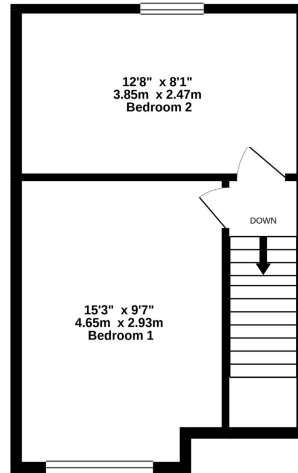
**Viewing** - By appointment through Holbrook & Co



GROUND FLOOR  
399 sq.ft. (37.0 sq.m.) approx.

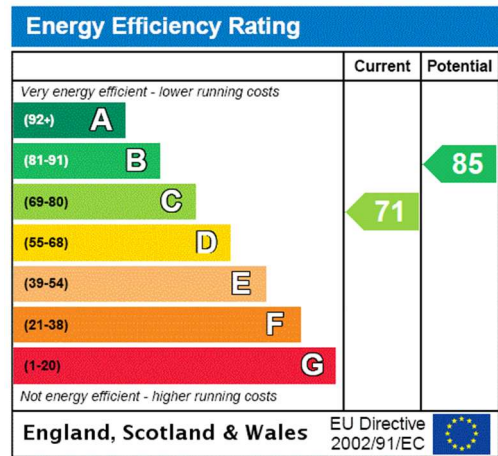


1ST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 741 sq.ft. (68.8 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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For additional information and full photo gallery please visit

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