

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.





APPROACH

The property is approached via a sheltered storm porch with access to external storage cupboard.

ENTRANCE

UPVC double glazed entrance door into lobby. Wall mounted electricity fuse box. Carpeted staircase to first floor accommodation.

LANDING

Access to loft. Wall mounted panelled radiator. Wall mounted central heating thermostat. Built in storage cupboards. Carpet laid throughout.

LIVING ROOM

13' 10" x 11' 5" (4.22m x 3.48m) UPVC double glazed window to front aspect. Coved ceiling with ceiling light point. Wall mounted panelled radiator inset to ornate radiator cover. Carpet laid throughout. Door through to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

10' 4" narrows to 8' 5" x 9'. UPVC double glazed window to rear aspect. Coved ceiling with ceiling light point. Wall mounted Ideal combi boiler. Kitchen comprises of a range of base level kitchen cabinet units and drawers with rolled edge worktops incorporating a one and a half bowl sink unit. Tiled splashbacks. Four ring Electric hob with stainless steel extractor over. Integral oven, space & plumbing for washing machine. Built in storage cupboard, with shelving. Vinyl wood effect flooring laid throughout.

BEDROOM ONE

11' 6" x 10' 8" (3.51m x 3.25m) UPVC double glazed window to front aspect with views towards Farmland and Hockley Woods. Coved ceiling with ceiling light point. Built in wardrobe. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM TWO

10' 8" x 10' 4" (3.25m x 3.15m) UPVC double glazed window to rear aspect. Coved ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

BATHROOM

6' 2" x 6' 1" (1.88m x 1.85m) Obscure UPVC double glazed window to rear aspect. Ceiling light point. Ceramic tiled walls. Wall mounted panelled radiator. Vinyl floor tiles throughout. Suite comprises of a panelled bath with thermostatic mixer shower over. Close coupled WC. Pedestal wash basin.

GARAGE

Recently installed new up & over garage door and recently fitted felt roof. Located at the rear of the block with additional allocated parking space opposite the garage.

