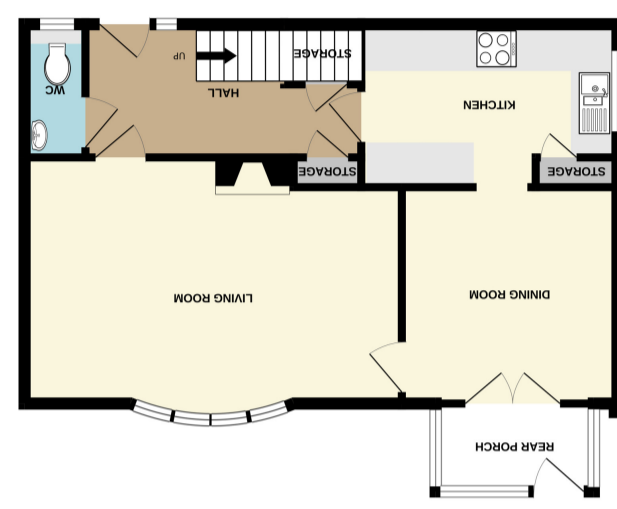
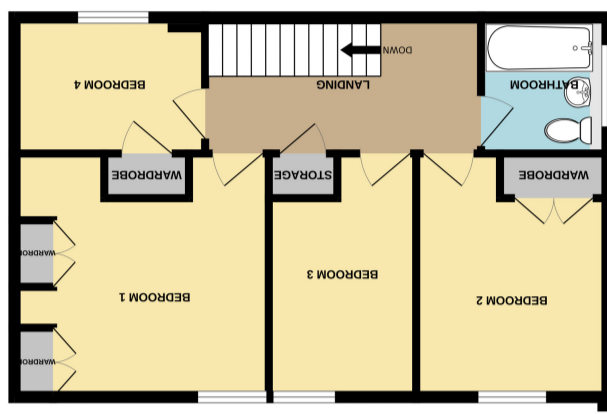


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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.

Energy Efficiency Rating	
Current	Potential
89	78
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	



TOTAL FLOOR AREA: 1090 sq.ft. (101.2 sq.m.) approx.
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ENTRANCE

Approached via a UPVC double glazed entrance door with obscure double glazed insert and matching side panel into entrance hall.

ENTRANCE HALL

13' 5" x 6' 5" (4.09m x 1.96m) Smooth plastered coved ceiling with ceiling light point. Wall mounted panelled radiator. Built in understairs storage cupboard. Stairs rising to first floor. Wall mounted central heating thermostat. Built in cloaks storage cupboard. Carpet laid throughout. Door through to ground floor WC.

GROUND FLOOR WC

7' 0" x 2' 4" (2.13m x 0.71m) High level glazed window to front aspect. Smooth plastered ceiling with inset spotlighting. Contemporary suite comprises a concealed push flush WC with feature tiled reveal. Ceramic tiled walls and ceramic tiled flooring throughout. Wall mounted heated towel rail and wash basin with mixer tap inset to vanity storage unit.

LIVING ROOM

18' 3" x 11' 11" (5.56m x 3.63m) narrowing to 10'5". UPVC bow window to rear aspect. Smooth plastered ceiling with ceiling rose and ornate corning. Wall mounted light points. Fireplace with marble hearth with gas inlet inset. Carpet laid throughout. Wall mounted panelled radiator. Inner door through to dining room.

DINING ROOM

10' 5" x 10' 5" (3.17m x 3.17m) UPVC double glazed doors to rear porch. Smooth plastered coved ceiling with ornate ceiling rose and ceiling light point. Wall mounted panelled radiator inset to ornate radiator cover. Oak flooring laid throughout. Archway through to kitchen.

KITCHEN

12' 5" x 8' 0" (3.78m x 2.44m) UPVC double glazed window to side aspect. Smooth plastered ceiling with inset spotlighting. Ceramic tiled walls and continuation of oak flooring from dining room. Kitchen comprises of a range of wall mounted and base level kitchen cabinet & drawers with mono block wood effect style worktops. Incorporating a one and half bowl sink unit with mixer tap & drainer. Four ring electric hob with stainless steel extractor over and integral Zanussi electric fan assisted oven beneath, integral dishwasher and Integral fridge/freezer. Large built in storage cupboard housing Viessmann combi boiler & space and plumbing for washing machine.

FIRST FLOOR LANDING

13' 3" x 6' 6" (4.04m x 1.98m) Via carpeted staircase. Smooth plastered coved ceiling with ceiling light point and access to loft. Carpet laid throughout. Built in storage cupboard with shelving for linen and towels etc.

CONTEMPORARY SHOWER ROOM

6' 4" x 6' 0" (1.93m x 1.83m) UPVC obscure double glazed window to side aspect. Smooth plastered ceiling with inset spotlighting. Ceramic tiled walls and flooring throughout. Modern suite comprising of a push flush WC, wash basin inset to marble top with mixer tap and vanity storage unit. Walk in corner shower cubicle with thermostatic mixer shower with rainfall shower head and additional hand held hose. Chrome heated towel rail.

BEDROOM ONE

12' 1" into wardrobe 12' 0" into door recess - narrowing to 9'9". UPVC double glazed window to rear aspect. Smooth plastered coved ceiling with ceiling light point. Built in wardrobes and drawer unit. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM TWO

9' 2" x 12' 0" into door recess - narrowing to 9'9" to built in wardrobes. UPVC double glazed window to rear aspect. Coved ceiling with ceiling light point. Built in wardrobes. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM THREE

12' 0" into door recess - narrowing to 10' 0" x 7'1". UPVC double glazed window to rear aspect. Coved ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM FOUR

9' 1" x 7' 4" (2.77m x 2.24m) UPVC double glazed window to front aspect. Coved ceiling with ceiling light point. Built in wardrobe. Wall mounted panelled radiator. Carpet laid throughout.

SCHOOLS & LOCAL AMENITIES

St Anne Catholic Junior School - rated Outstanding. Nearby GP surgery located a short walk away in Ballards Walk. Basildon Hospital within 1.5miles (5 min drive).

COUNCIL TAX BAND C

BASILDON COUNCIL