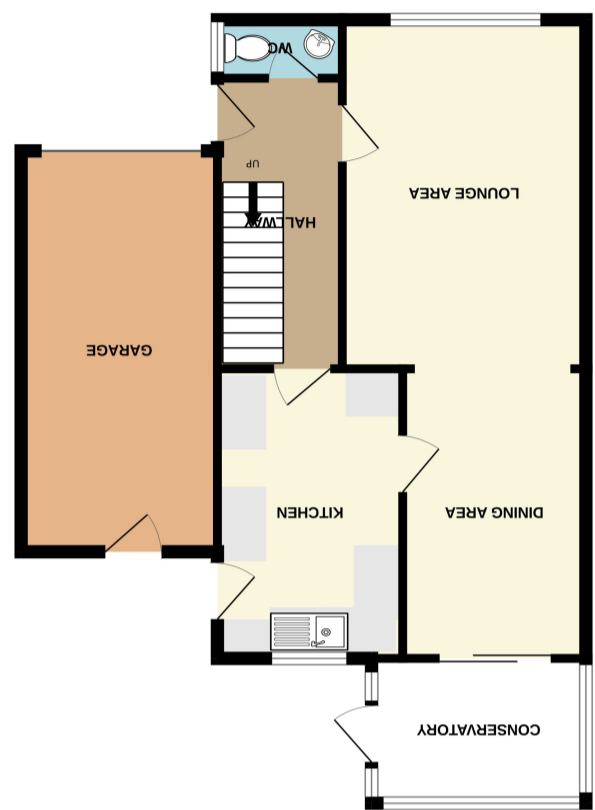
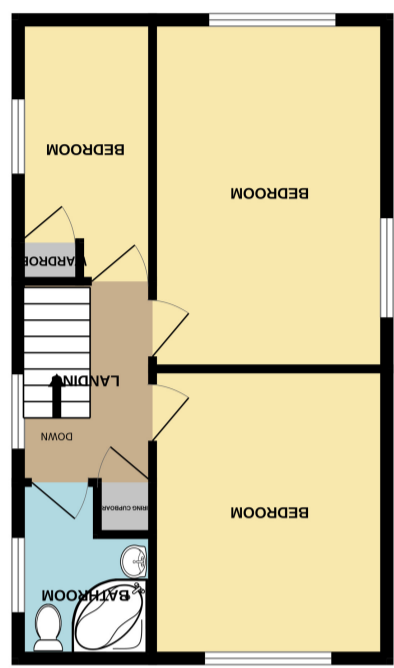


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.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

TOTAL FLOOR AREA: 1139 sq. ft. (105.8 sq.m.) approx.  
Made with Metropix ©2024



GROUND FLOOR: 677 sq. ft. (62.9 sq.m.) approx.



1ST FLOOR: 462 sq. ft. (42.9 sq.m.) approx.

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	67
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	





### FRONTAGE

Via a drop kerb leading to a block paved driveway for approximately 2 vehicles. Access to garage. UPVC double glazed entrance door into hallway.

### HALLWAY

12' 10" x 5' 6" (3.91m x 1.68m) Ceiling light point, ceiling mounted smoke alarm. Wall mounted panelled radiator. Wall mounted central heating thermostatic and programmer. Understairs storage cupboard housing electricity fuseboard and utility meters. Wood laminate flooring laid throughout. Carpeted staircase rising to first floor.

### GROUND FLOOR WC

5' 6" x 2' 7" (1.68m x 0.79m) Obscure UPVC double glazed window to side aspect. Ceiling light point. Wall mounted panelled radiator. Corner suspended wash basin with mixer tap. Push button flush WC. Tiled flooring throughout.

### LOUNGE/DINING

Lounge Area: 15' 9" x 10' 10" (4.80m x 3.30m) Dining Area: 12' 10" x 8' 1" (3.91m x 2.46m)

UPVC double glazed window to lounge area to front aspect. Ceiling light point. Wall mounted double banked panelled radiator. Wood laminate flooring laid throughout extending through to the dining area: additional ceiling light point. Wall mounted double banked panelled radiator. Sliding double glazed patio door through to the conservatory.

### CONSERVATORY

UPVC double glazed with sloping poly carbonate semi-translucent roof and double glazed door opening to garden. Tiled flooring laid throughout.

### KITCHEN

12' 10" x 8' 2" (3.91m x 2.49m) Dual access from hallway and dining area. UPVC double glazed window to rear aspect and corresponding door to side opening to garden. Smooth plastered ceiling with ceiling light point. Modern fitted gloss fitted wall mounted & base level kitchen units, with rolled edge monobloc style worktops incorporating a stainless steel sink unit with mixer tap & drainer. Space for gas oven with stainless steel extractor hood over and glass splashback. Space & plumbing for washing machine and dishwasher. Space for free standing fridge/freezer. Tiled flooring laid throughout. Built in larder style pantry cupboard.

### FIRST FLOOR LANDING

Via carpeted staircase. UPVC double glazed window to side aspect. Ceiling light point with access to loft via pull down hatch. Ceiling mounted smoke alarm. Built in airing cupboard. Carpeted throughout.

### BEDROOM ONE

15' 9" x 10' 11" (4.80m x 3.33m) Dual aspect UPVC double glazed windows to front and side. Ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

### BEDROOM TWO

12' 10" x 10' 11" (3.91m x 3.33m) UPVC double glazed window to rear aspect. Ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

### BEDROOM THREE

11' 7" narrows to 9' 11" (3.53m x 3.02m) x 5' 9". UPVC double glazed window to side aspect. Ceiling light point. Wall mounted panelled radiator. Built in wardrobe. Carpet laid throughout.

### BATHROOM

7' 5" narrowing to 5' 6" (2.26m x 1.68m) x 5' 9". Obscure UPVC double glazed window to side aspect. Ceiling light point. Full ceramic tiled walls with contrasting tiles at mid height border. Suite comprises of a corner bath with thermostatic mixer shower over. Push button flush WC and wash basin with mixer tap inset to vanity storage unit. Wall mounted panelled radiator. Tiled flooring throughout.

### SOUTHERLY FACING REAR GARDEN

Timber fenced boundaries to all aspects. Gated access to front driveway. An array of shrubs and trees borders. Mainly lawn with stepping stones leading to hard standing for greenhouse and garden shed. Rear access to garage via UPVC courtesy door.

### GARAGE

17' 10" x 8' 8" (5.44m x 2.64m) Up & over door from front and courtesy door. Double glazed window to garden. Wall mounted newly installed 'Ideal' combi boiler. Power & lighting throughout.

### COUNCIL TAX BAND E

BASILDON COUNCIL

