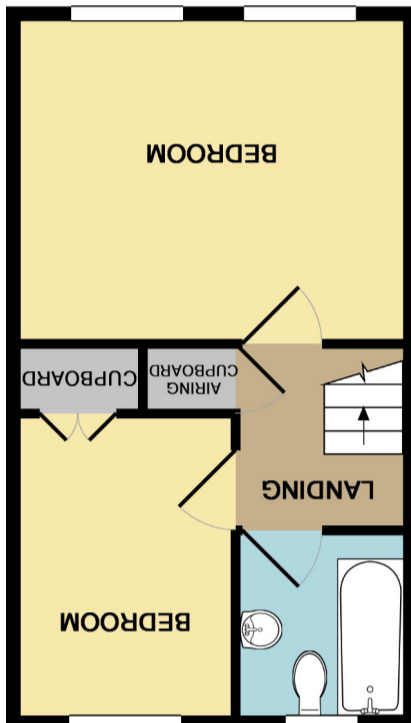


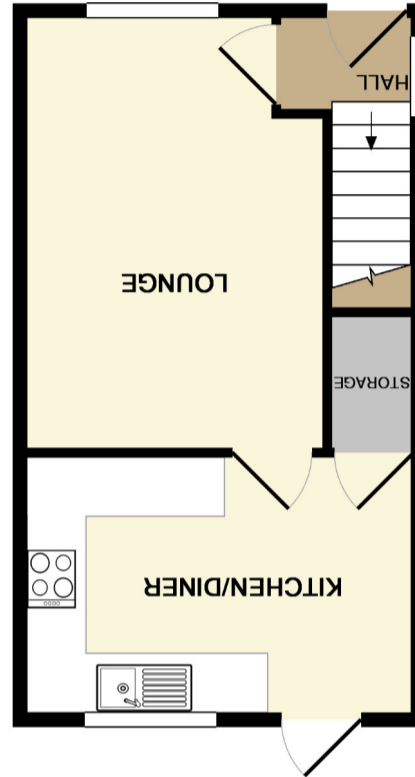
Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.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

TOTAL APPROX. FLOOR AREA 630 SQ.FT. (58.5 SQ.M.)
Made with Metropix ©2017

1ST FLOOR
APPROX. FLOOR
AREA 314 SQ.FT.
(29.2 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 315 SQ.FT.
(29.3 SQ.M.)



Energy Efficiency Rating	
Current	Potential
66	88
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)	





BRIEF DESCRIPTION

NO ONWARD CHAIN IDEAL HOME FOR FIRST TIME BUYERS ***
DOWNSIZING *** INVESTMENT OPPORTUNITY ***

Elliott and Smith welcome you to view this immaculately presented TWO DOUBLE BEDROOM end of terrace home, perfectly located on the ever popular Little Wheatley. Renowned for its lovely and quiet neighbourhood, within Glebe and Swayne school catchments and 0.7 mile from Rayleigh Mainline Station. The property also benefits from a driveway offering off-street parking to the rear for 2 vehicles. The property also boasts double glazing throughout and gas central heating, along with ample storage space and is ready to move straight in.

ENTRANCE HALL

Accessed via solid timber door under a canopy porch, leading through to hallway. Radiator; Power points; Telephone point; Fuse Board; UPVC double glazed window to side aspect; Stairs to first floor accommodation.

LIVING ROOM

10' 3" x 14' 9" (3.12m x 4.50m)
Lovely spacious and bright living space benefitting from: UPVC double glazed window to front aspect; Carpeted flooring; Double radiator; Coved ceiling; Power points; Thermostat; Ceiling Light Fitting; Door leading through to kitchen/dining.

KITCHEN/DINER

13' 4" x 8' 11" (4.06m x 2.72m)
Spacious, light and bright kitchen/dining room boasting a range of fitted units. Roll-top work surfaces; Stainless steel one & half bowl sink and drainer unit with stainless steel mixer tap; Tiled splash backs; Integrated appliances to include: Double electric oven; Four ring electric hob; Extractor hood; Fridge/freezer. Space and plumbing for washing machine & dishwasher. Wall-mounted boiler installed in 2020; Power points; Part tiled walls; Spot lights; Ample space for dining table & chairs; Radiator; Laminate flooring; Door leading to walk-in under stairs storage with power; Temperature control; UPVC double glazed windows to rear aspect overlooking rear garden; Double glazed door with decorative panel inset opening to rear garden.



STAIRS TO FIRST FLOOR LANDING

UPVC double glazed windows to side aspect; Power point; Loft access with pull down ladder leading up to insulated and part-boarded loft; Built-in airing cupboard housing hot water tank and ample storage. Doors to:-

BEDROOM ONE

13' 5" x 11' 0" (4.09m x 3.35m)
Spacious double bedroom to front aspect. Carpeted flooring, Radiator covers to two radiators; Power points; UPVC double glazed windows to front; Ceiling light fitting;

BEDROOM TWO

12' 1" x 7' 4" (3.68m x 2.24m)
A good sized second double bedroom with UPVC double glazed window to rear aspect, overlooking the garden. Double built-in robes; Carpeted flooring; Power points; Ceiling light fitting.

BATHROOM

6' 7" x 5' 9" (2.01m x 1.75m) Three piece modern white suite comprising of: Low level WC; Bath with stainless steel taps; Wall mounted stainless steel electric shower with central temperature controls; Glass Swing shower screen; Attractive Hand Wash Bowl sitting on a granite base with stainless steel mixer tap; Tiled splash backs; Part tiled walls.; Ceiling spotlights; Heated towel rail; UPVC double glazed obscured windows to rear aspect.

REAR GARDEN

Low maintenance rear garden measuring approximately 40ft. Block paved patio area; Ample space for garden table and chairs, perfect for entertaining; Fence panels to one side, brick wall to facing side; Access via timber side gate; Separate bin storage area to side of property; External lighting; External Tap.

ROCHFORD COUNCIL TAX

BAND C.

