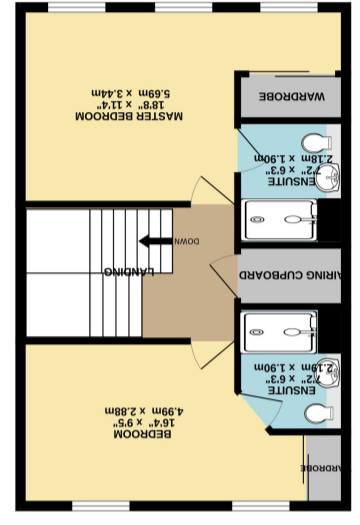
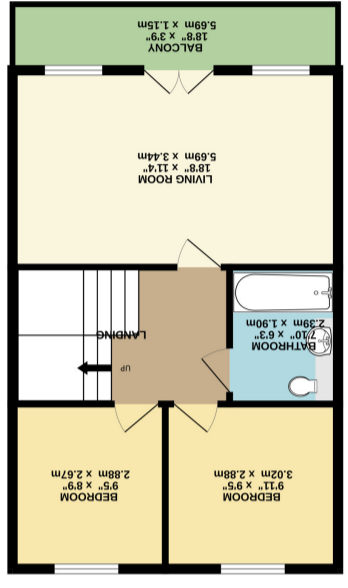


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.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

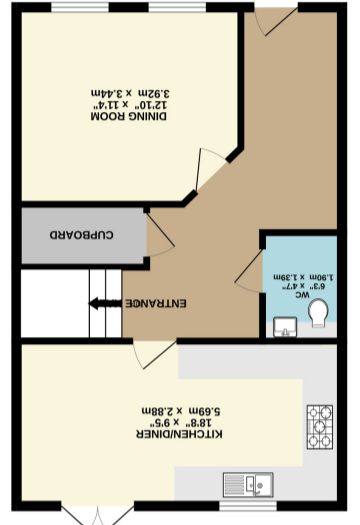
Energy Efficiency Rating	
Potential	Current
94	86
Very energy efficient - lower running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	



2ND FLOOR 526 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR 534 sq.ft. (49.6 sq.m.) approx.



GROUND FLOOR 534 sq.ft. (49.6 sq.m.) approx.

TOTAL FLOOR AREA: 1596 sq.ft. (148.3 sq.m.) approx. Made with Metropix ©2023





FRONTAGE

The property is located in a no-through road part of the street and has a driveway for two vehicles plus additional on street parking. The front of the property has been landscaped with black and white shingle and Kandla Grey smooth sandstone slabs to the front door.

SPACIOUS ENTRANCE HALL

19' 2" x 13' 10" into stairwell narrows to 5'10" (5.84m x 4.22m) Smooth plastered ceiling with two ceiling light points. Wall mounted panelled radiator. Central heating thermostat. Built-in storage cupboard housing media / broadband connections. Amtico tile flooring throughout. (there is provisions in place when the property was built, for a lift to be installed for those with disabilities).

GROUND FLOOR WC

6' 3" x 4' 7" (1.91m x 1.40m) Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Concealed cistern WC with dual push flush mechanism. Suspended wash basin with mixer tap and tiled splash back. Tiled vanity surface. Amtico flooring throughout.

KITCHEN FAMILY ROOM DINER

18' 8" x 9' 6" (5.69m x 2.90m) UPVC double glazed patio doors opening to garden. UPVC double glazed window to rear. Smooth plastered ceiling with LED spotlights to kitchen area and ceiling light point at dining end. Two wall mounted panelled radiators. Kitchen comprises; Contrasting kitchen cabinet units and drawers with stone effect rolled-edge work surfaces incorporating a stainless steel one and a half bowl sink unit and drainer with dual spout spring mixer tap and a five-ring gas hob with glass splashback. Concealed wall mounted boiler. Integral fridge freezer, split level electric oven and grill, integral dishwasher and space for free-standing washing machine. Amtico tile flooring throughout.

FORMAL DINING ROOM

12' 5" x 11' 4" (3.78m x 3.45m) Two UPVC double glazed windows to front aspect. Smooth plastered ceiling with two ceiling light points. Wall mounted panelled radiator. Carpet laid throughout.

FIRST FLOOR LANDING

Via carpeted return staircase. Wall mounted panelled radiator. Access to living room, first floor bathroom and two bedrooms. Carpeted throughout. Additional return staircase to second floor landing.

LIVING ROOM

18' 8" x 11' 3" (5.69m x 3.43m) UPVC double glazed opening doors to balcony. Twin UPVC double glazed windows. Smooth plastered ceiling with two ceiling light points. Two wall mounted panelled radiators. Carpet laid throughout.

BALCONY

Full width balcony to front aspect.

FIRST FLOOR BATHROOM

7' 4" x 6' 3" (2.24m x 1.91m) Smooth plastered ceiling with inset LED spotlights. Ceiling mounted extractor vent. Wall mounted heated towel rail. Suite comprises; panelled bath with mixer tap and thermostatic mixer shower over with glass pivoting shower screen. Concealed cistern WC with dual push flush mechanism. Wash basin with mixer tap inset to rolled edge vanity surface. Amtico flooring throughout.

BEDROOM FOUR / NURSERY

9' 6" x 8' 6" (2.90m x 2.59m) UPVC double glazed window to rear aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.



BEDROOM THREE

9' 11" x 9' 6" (3.02m x 2.90m) UPVC double glazed window to rear aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

2ND FLOOR LANDING

Via carpeted return staircase. Smooth plastered ceiling with ceiling light point. Access to loft. Large built in airing cupboard housing high pressure heating / water system.

MASTER BEDROOM SUITE

18' 8" x 11' 6" (5.69m x 3.51m) narrows to 3'10" to wardrobe area. Three UPVC double glazed windows to front aspect. Smooth plastered ceiling with two ceiling light points. Wall mounted central heating thermostat. Two wall mounted panelled radiators. Built in wardrobes via sliding mirror-fronted doors. Carpet laid throughout. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

7' 2" max x 6' 4" (2.18m x 1.93m) Smooth plastered ceiling with inset LED spotlights. Ceiling mounted extractor vent. Wall mounted heated towel rail. Suite comprises; Double shower enclosure with thermostatic mixer shower, concealed cistern WC with dual push flush mechanism, wash basin with mixer tap inset to rolled edge vanity surface. Amtico flooring throughout.

BEDROOM TWO / GUEST SUITE

18' 8" x 9' 8" narrows to 4' 11" (5.69m x 2.95m) Two UPVC double glazed windows to rear aspect. Smooth plastered ceiling with two ceiling light points. Wall mounted panelled radiator. Built in wardrobes with sliding mirror-fronted doors. Carpet laid throughout. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

7' 1" x 6' 4" (2.16m x 1.93m) Smooth plastered ceiling with inset LED spotlights. Ceiling mounted extractor vent. Wall mounted heated towel rail. Suite comprises; Double shower enclosure with thermostatic mixer shower, concealed cistern WC with dual push flush mechanism, wash basin with mixer tap inset to rolled edge vanity surface. Amtico flooring throughout.

LANDSCAPED REAR GARDEN

Commences with a Kandla grey smooth sandstone patio slab pathway to garage and rear patio area. The garden has been landscaped with a lawned area with flower/shrub bed border and raised planter with railway sleeper edging with LED light points. Two external power sockets and external water tap. Timber fenced boundaries and garden gate to drive-way. Courtesy door from garden into large garage.

LARGE PITCHED ROOF GARAGE

23' 2" x 9' 11" (7.06m x 3.02m) Up and over door from driveway and side courtesy door from garden. Power and lighting connected. Pitched roof / loft area with pull down ladder.

COUNCIL TAX BAND F

Rochford District Council

AGENT DISCLAIMER

Pursuant to the Estate Agents Act 1979, we confirm that Daniel Elliott of Elliott Smith Partnership has a personal interest in this property.