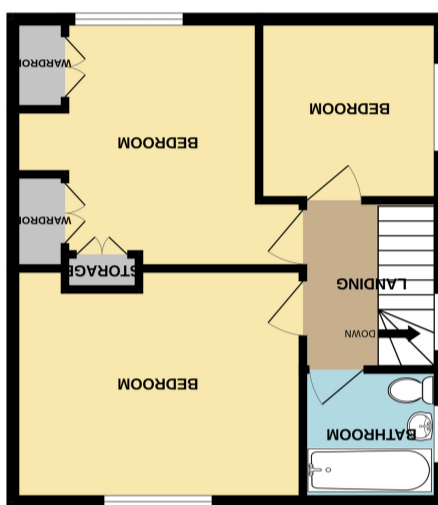
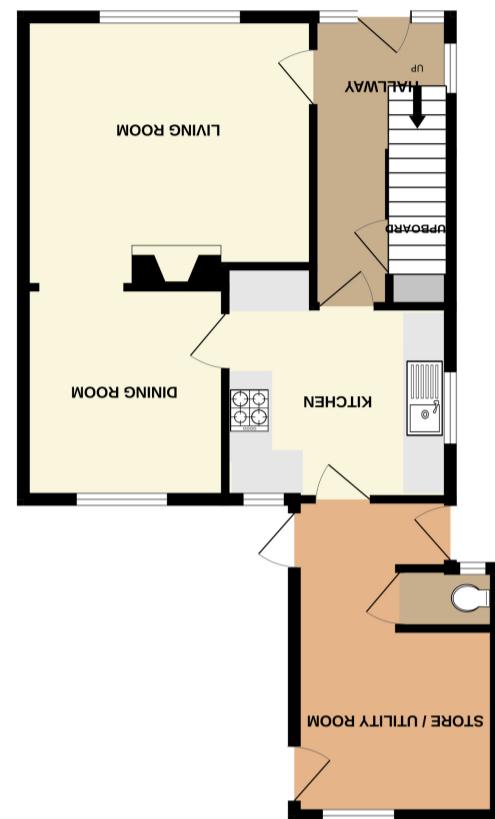


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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 FLOOR AREA: 998 sq.ft. (92.7 sq.m.) approx.
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ENTRANCE

UPVC double glazed entrance door with surrounding obscure glass double glazing into entrance hall.

ENTRANCE HALL

13' 8" x 6' 4" (4.17m x 1.93m) UPVC double glazed window to side aspect. Ceiling light point. Wall mounted panelled radiator. Understairs storage cupboard. Wood laminate floor laid throughout. Carpeted staircase rises to first floor. Door through to living room.

LIVING ROOM

13' 5" x 12' 6" (4.09m x 3.81m) UPVC double glazed window to front aspect. Coving to ceiling. Ceiling light point. Wall mounted panelled radiator. Brick built fireplace with inset electric log burner effect fire. Carpet laid throughout. Archway leading through to dining room.

DINING ROOM

9' 5" x 9' 11" (2.87m x 3.02m) UPVC double glazed window to rear aspect. Coved ceiling with ceiling light point. Wall mounted Worcester combination boiler. Wall mounted panelled radiator. Continuation of carpet from living room. Door opening through to kitchen.

KITCHEN

10' 2" x 10' 11" (3.10m x 3.33m) NARROWING to 9'5". Dual access from hallway and diningroom. UPVC double glazed window to side aspect. Additional UPVC double glazed window to rear aspect. Smooth plastered ceiling with ceiling light point. A range of wall mounted and base level kitchen cabinet & drawer units. Rolled edge worktops incorporating a stainless steel one and a half bowl sink unit with mixer tap and drainer. Contemporary style tiled splashbacks. Four ring gas hob inset to worktop with pull out extractor fan above. Integral electric fan assisted oven beneath. Integral dishwasher. Space & plumbing for washing machine. Integral fridge/freezer. Vinyl flooring throughout. UPVC double glazed door opening through to utility room.

UTILITY ROOM

9' 9" x 14' 11" (2.97m x 4.55m) Timber door with glazed inserts through to garden. Vinyl flooring laid throughout. Door to external side access.

GROUND FLOOR TOILET

2' 10" x 4' 11" (0.86m x 1.50m)



FIRST FLOOR LANDING

UPVC double glazed window to side aspect. Smooth plastered ceiling with ceiling light point. Access to loft. Carpet laid throughout.

BEDROOM ONE

11' 5" x 11' 4" (3.48m x 3.45m) PLUS DOOR RECESS OF 2'2". UPVC double glazed window to front aspect. Textured and part barrelled ceiling with ceiling light point. Built in wardrobes and dressing table area. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM TWO

13' 5" x 11' 1" (4.09m x 3.38m) UPVC double glazed window to rear aspect. Textured part barrelled ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM THREE

8' 4" x 8' 4" (2.54m x 2.54m) UPVC double glazed window to side aspect. Textured and part barrelled ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

BATHROOM

6' 5" x 6' 1" (1.96m x 1.85m) Obscure UPVC double glazed window to side aspect. Textured and part barrelled ceiling with ceiling light point. Suite comprises of a panelled bath with electric shower over. Pedestal wash basin with mixer tap. Push flush WC. Wall mounted panelled radiator. Full ceramic tiled walls. Vinyl flooring throughout.

GARDEN

Paved patio area with stepping stones inset to lawn leading to greenhouse and garden shed. Timber fenced boundaries to all aspects.

COUNCIL TAX BAND C

Rochford District Council

