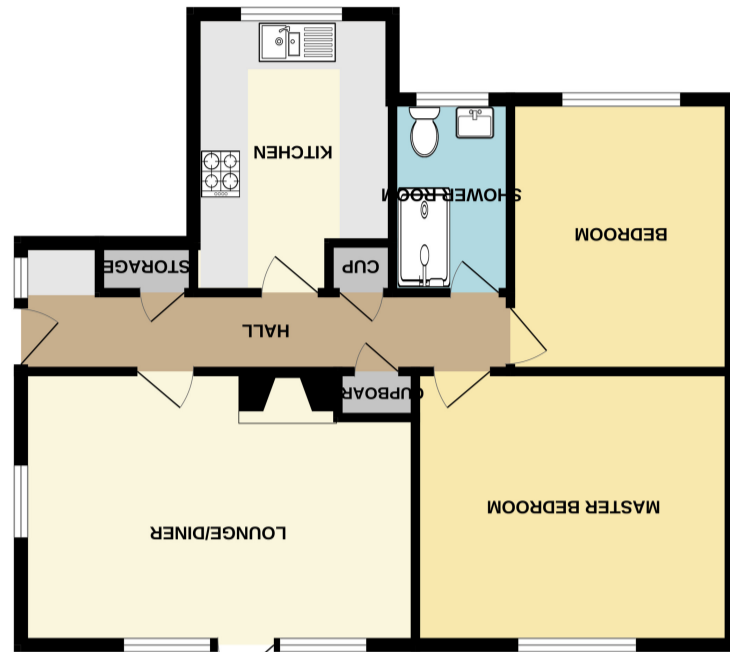


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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: 749 sq. ft. (69.6 sq.m.) approx.
Made with Magic 2024



GROUND FLOOR
749 sq. ft. (69.6 sq.m.) approx.

Energy Efficiency Rating	
Potential	Current
<p>Very energy efficient - lower running costs</p> <p>A (92+)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>	
77	71
<p>England, Scotland & Wales</p> <p>EU Directive 2002/91/EC</p>	





ENTRANCE

Property is approached via external side passage with off street parking to front for two vehicle. Modern installed UPVC composite entrance door with double glazed insert opens to hallway.

HALLWAY

20' 1" x 5' 5" narrowing to 2'10". Smooth plastered ceiling with inset spotlighting and mains wired smoke alarm. Wall mounted intruder alarm panel. UPVC double glazed window to side aspect. Built in storage cupboards x 4. Wall mounted panelled radiator. Wood laminate flooring laid throughout.

LIVING ROOM

16' 4" x 11' 5" narrows to 9'5". UPVC double glazed window to side aspect and UPVC double glazed patio door with corresponding windows either side opening to garden. Smooth plastered ceiling with inset spotlighting. Two wall mounted panelled radiators. Feature sandstone fireplace with gas fire inset. Wood laminate flooring laid throughout.

KITCHEN

11' 7" x 8' 4" (3.53m x 2.54m) UPVC double glazed window to front aspect. Smooth plastered ceiling with inset spotlighting. Recently installed kitchen incorporating wall mounted and base level kitchen cabinet & drawer units. Stone effect worktops with a four ring gas hob with extractor hood over. Electric fan assisted integral oven beneath. One and a half bowl sink unit with mixer tap & drainer. Integral fridge/freezer, integral washer/dryer, integral dishwasher. Space for additional under unit appliances. Wall mounted panelled radiator. Glass splashback to hob area. Wood laminate flooring laid throughout.

SHOWER ROOM

8' 2" x 4' 10" (2.49m x 1.47m) Obscure UPVC double glazed window to front aspect. Built in humidity sensor extractor. Smooth plastered coved ceiling with inset spotlighting. Ceramic tiled contemporary walls at half height. Suite comprises of a double shower cubicle via glass sliding shower screen door with thermostatic mixer shower inset with rainfall shower head and additional hand held hose. Push flush WC and washbasin with mixer tap inset to gloss vanity storage unit. Chrome heated towel rail. Tiled flooring throughout.



BEDROOM ONE

12' 11" x 11' 5" (3.94m x 3.48m) UPVC double glazed window to rear aspect. Smooth plastered ceiling with inset spotlighting. Built in wardrobes. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM TWO

11' 5" x 9' 2" (3.48m x 2.79m) UPVC double glazed window to front aspect. Smooth plastered ceiling with inset spotlighting. Wall mounted panelled radiator. Carpet laid throughout.

SOUTHERLY FACING GARDEN

Approx' 50' 0" (15.24m) Accessed via the Living room and external side access via gate. Commences with a concrete patio area with corresponding pathway to one side leading to the end of the garden with a garden shed. Remainder of the garden is mainly lawned with flower / shrub bed border and an established apple tree. Side gate leading out to out-building.

OUTBUILDING

Accessed via side of property via a wooden door with glazed window panel to side. Ample storage space as an additional room or good even be used as an office presently occupying power & light. Bin storage and additional storage cupboard to side of property. External lighting. Gas & electric meters.

ADDITIONAL INFORMATION

LEASE TERM REMAINING: 95 YEARS
PEPPERCORN GROUND RENT
SERVICE CHARGE = £600.00 P/A
COUNCIL TAX BAND B - ROCHFORD DISTRICT COUNCIL