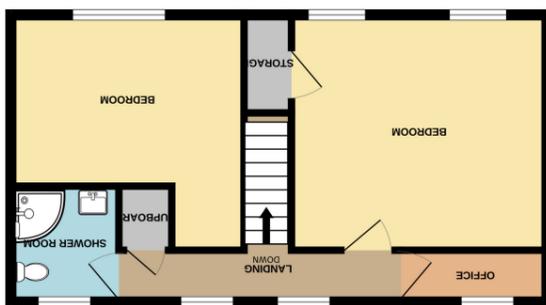


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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
	69
	76
<b>England, Scotland &amp; Wales</b> 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)



TOTAL FLOOR AREA: 949 sq.ft. (88.1 sq.m.) approx. Made with Metropix ©2026





#### ENTRANCE

Via UPVC double glazed entrance door with lead light feature double glazed obscure insert into open aspect entrance hall.

#### ENTRANCE HALL

12' 6" x 5' 9" (3.81m x 1.75m) Smooth plastered & coved ceiling. Wall mounted central heating thermostat. Wall mounted light point. Stairs rising to first floor. Understairs area. Wall mounted double banked panelled radiator. Carpet laid throughout. Opening through to living room.

#### LIVING ROOM

15' 3" x 10' 4" (4.65m x 3.15m) UPVC double glazed window to front aspect. Smooth plastered coved ceiling with ceiling light point. Two wall mounted light points. Wall mounted double banked panelled radiators x 2. Continuation of carpet from entrance hall area. UPVC double glazed sliding door to conservatory.

#### CONSERVATORY

9' 10" x 9' 2" (3.00m x 2.79m) UPVC double glazed Victorian style pitched roof conservatory. Semi translucent poly-carbonate roof and double doors opening to garden.

#### GROUND FLOOR LOBBY

UPVC double glazed door to garden. Smooth plastered coved ceiling with inset spot light. Door to ground floor WC.

#### GROUND FLOOR WC

5' 1" x 2' 5" (1.55m x 0.74m) Obscure UPVC double glazed window to rear aspect. Smooth plastered ceiling with ceiling light point. Suite comprises of a close coupled push flush WC and suspended wash basin. Wall mounted panelled radiator. Vinyl parquet effect flooring throughout.

#### KITCHEN FAMILY ROOM/DINER

15' 3" x 9' 11" plus door recess of 2'4" Dual aspect double glazed windows to front and rear. Smooth plastered coved ceiling with inset LED spotlighting. Range of wall mounted and base level contemporary gloss kitchen cabinet & drawer units. Marble effect worktops incorporating a four ring gas hob with stainless steel extractor hood over, integral Bosch oven beneath. One and a half bowl sink unit with mixer tap & drainer. Space for free standing fridge/freezer. Space & plumbing for dishwasher and washing machine. Gloss walnut effect laminate flooring laid throughout. Wall mounted double banked panelled. Three individual cupboards, one housing a modern Worcester Bosch boiler.

#### FIRST FLOOR LANDING

15' 7" x 2' 7" (4.75m x 0.79m) Via carpeted staircase with timber balustrade. Twin UPVC double glazed windows to rear aspect. Inset spotlighting to ceiling. Carpet laid throughout. Built in storage cupboard with inset shelving for towels, linen etc.

#### BEDROOM ONE

13' 7" x 12' 9" (4.14m x 3.89m) Twin UPVC double glazed windows to front aspect. Coved ceiling with ceiling light point and two additional ceiling mounted reading lights. Built in over stairs storage cupboard and fitted bedroom furniture. Wall mounted double banked radiator. Carpet laid throughout.

#### BEDROOM TWO

12' 6" x 9' 2" plus door recess of 3'8" UPVC double glazed window to front aspect. Coved ceiling with ceiling light point. Wall mounted double banked panelled radiator. Access to loft. Carpet laid throughout.

#### FIRST FLOOR OFFICE

7' 8" x 2' 7" (2.34m x 0.79m) UPVC double glazed window to rear aspect. Ceiling light point. Carpet laid throughout.

#### CONTEMPORARY TILED SHOWER ROOM

6' 1" x 5' 9" (1.85m x 1.75m) Smooth plastered ceiling with ceiling light point. Obscure UPVC double glazed window to rear aspect. Corner shower cubicle with thermostatic mixer shower inset. Ceramic tiled walls and flooring. Wash basin with mixer tap inset to vanity storage unit. Close coupled push flush WC. Chrome heated towel rail.

#### GARDEN APPROX 58FT

Commences with a large patio area with gated side access to the front of the property. Timber fenced boundaries. Sunken fish pond. Established conifers to the far end of the garden with the remainder mainly lawn.

#### COUNCIL TAX BAND C

Rochford District Council

