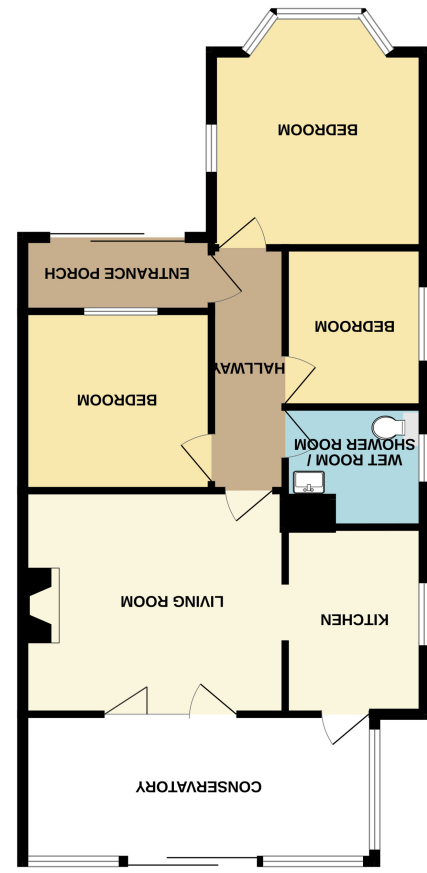


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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: 798 sq ft (74.1 sq m) approx.  
Made with MapInfo 2023



GROUND FLOOR  
798 sq ft (74.1 sq m) approx.

Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	53
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	







#### ADDITIONAL INFORMATION

This fabulous property has been newly, and tastefully, decorated throughout and updated, to include:

- Newly laid carpet to bedrooms one, two, and three
- Newly laid timber flooring to hallway, kitchen, conservatory, living room
- Newly plastered ceilings throughout
- New board installed 2023
- New boiler installed 2020
- New garden path laid 2020
- Boiler annually serviced
- Power to garage

#### ENTRANCE PORCH

9' 9" x 3' 11" (2.97m x 1.19m) Via a UPVC double glazed sliding entry door. Sloping semi-translucent polycarbonate roof. Wood laminate flooring internally. Wall mounted light point. Hard wood entrance door into hallway with glazed obscure square panel inserts.

#### ENTRANCE HALL

13' 2" x 3' 4" (4.01m x 1.02m) Smooth plastered coved ceiling with ceiling light point. Access to loft via pull down loft hatch (Boiler located in loft). Wall mounted panelled radiator. Wood laminate flooring laid throughout.

#### LIVING ROOM

14' 0" x 12' 0" (4.27m x 3.66m) Smooth plastered coved ceiling. Three wall mounted light points. Wall mounted panelled radiator. Feature centred brick built fireplace with coal effect fire inset, currently capped off at the Gas. Wood laminate flooring laid throughout. Archway through to kitchen. Double opening doors with glazed inserts into Conservatory.

#### CONSERVATORY

18' 9" x 7' 9" (5.71m x 2.36m) Dual access from Kitchen and Living Room. UPVC double glazed conservatory with sliding patio door to garden. Sloping semi-translucent polycarbonate. Two wall mounted light points. Wall mounted double banked panelled radiator. Wood laminate flooring laid throughout.

#### KITCHEN

9' 10" x 7' 5" (3.00m x 2.26m) UPVC double glazed window to side aspect. Smooth plastered ceiling. Ceiling light point. Modern fitted kitchen comprises of a range of wall mounted and base level kitchen and drawer units. Roll edged work tops incorporating a stainless steel sink unit with mixer tap & drainer. Four ring Gas hob with pull out extractor hood above. Newly installed Electric fan assisted oven beneath. Space & plumbing for washing machine. Tiled splashbacks to all worktops. Wall mounted central heating control panel. UPVC double glazed door opening through to Conservatory.

#### BEDROOM ONE

12' 6" INTO BAY WINDOW x 11' 5" (3.81m x 3.48m). Lead light double glazed Bay window to front aspect. Smooth plastered coved ceiling. Feature lead light picture window to side aspect. Ceiling light point. Wall mounted double banked radiator. Carpet laid throughout. Fitted wardrobes to remain.

#### BEDROOM TWO

10' 3" x 9' 5" (3.12m x 2.87m) Coved ceiling with ceiling light point. Single glazed window to front into entrance porch. Wall mounted panelled radiator. Newly laid carpet throughout.

#### BEDROOM THREE

8' 5" x 7' 5" (2.57m x 2.26m) Double glazed window to side aspect. Coved ceiling with ceiling light point. Wall mounted panelled radiator. Newly laid carpet throughout.

#### WET ROOM/SHOWER ROOM

6' 5" NARROWING TO 4' 11" (1.96m x 1.50m) x 7' 5". Obscure double glazed window to side aspect. Smooth plastered ceiling with ceiling light point. Full ceramic tiled walls with feature mosaic mid-height border. Wet room flooring. Wall mounted panelled radiator. Suite comprises; thermostatic mixer shower with shower controls inset to tiled wall with shower riser and shower head/hose. Concealed cistern push button WC. Suspended wash basin with mixer tap.

#### GARDEN

Commences with a timber decked patio area. Ramp from Conservatory. Side garden gate to driveway. Remainder of garden commences with paved slab pathway with mainly lawn area. Shrub & flower bed borders. Range of timber fenced and concrete fence panels to all boundaries. Garden shed. External feature lantern. Courtesy door through to garage.

#### GARAGE

Up & over door from front. Courtesy door through to garden. Power & lighting connected.

#### COUNCIL TAX BAND C

Southend Council

