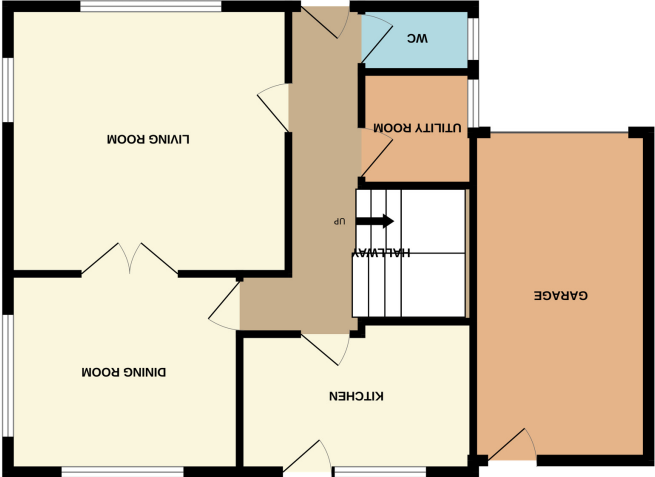
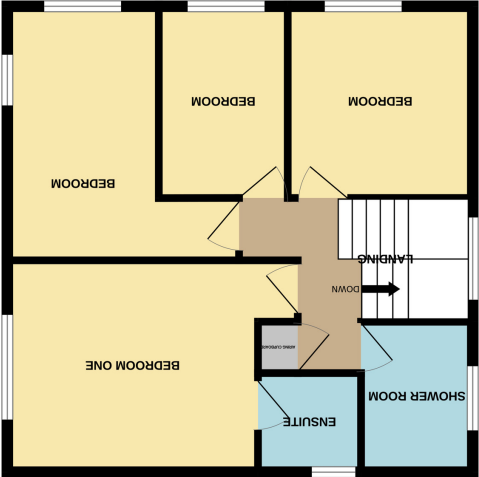




Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.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

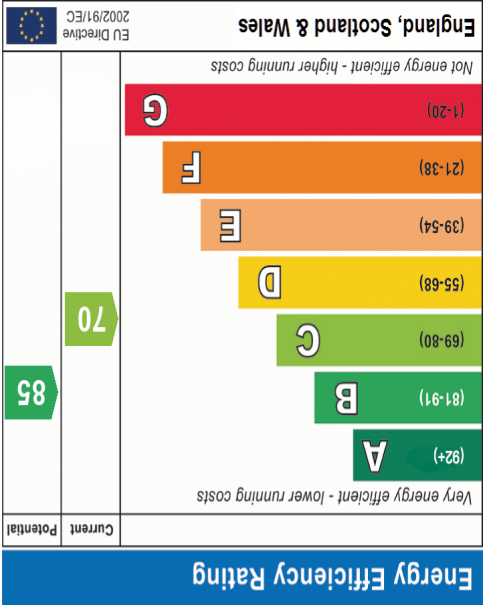


GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.7 sq.m.) approx.

TOTAL FLOOR AREA : 1286 sq.ft. (119.5 sq.m.) approx.
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ENTRANCE

Approached via dropped kerb to a driveway which leads to garage. Front pathway down to front door with canopy storm porch entrance with composite entrance door with lead light double glazed inserts into hallway.

HALLWAY

16' 7" x 3' 9" (5.05m x 1.14m) Coved ceiling with ceiling light point. Wall mounted double banked panelled radiator. Solid Oak flooring laid throughout. Built in understairs storage cupboard. Carpeted return staircase rising to first floor. Doors off to all ground floor rooms.

GROUND FLOOR WC

5' 8" x 3' 4" (1.73m x 1.02m) Obscure UPVC double glazed lead light window to side aspect. Ceiling light point. Wall mounted panelled radiator. Tiled flooring. Suite comprises of a suspending washbasin, with tiled splashback and close coupled WC.

UTILITY ROOM/STUDY AREA

5' 8" x 5' 10" (1.73m x 1.78m) Obscure UPVC double glazed window to side aspect. Ceiling light point. High level wall mounted Electricity Fuseboard. Space & plumbing for washing machine and tumble dryer. Wood laminate flooring laid throughout.

LIVING ROOM

14' 0" x 13' 8" (4.27m x 4.17m) Dual aspect UPVC lead light double glazed windows to front and side. Coved ceiling. Wall mounted light points x 4. Wall mounted double banked panelled radiator. Brick built feature fireplace. Solid Oak flooring laid throughout, continuation from hallway. Double doors opening through to dining room.

DINING ROOM

11' 10" x 10' 2" (3.61m x 3.10m) Dual access from hallway and living room. Dual aspect UPVC lead light double glazed windows to side and rear. Coved ceiling with ceiling light point. Wall mounted panelled radiator. Parquet flooring laid throughout.

KITCHEN

12' 0" x 7' 8" (3.66m x 2.34m) UPVC lead light double glazed window with hardwood door opening to garden. Ceiling light point. Wall mounted and base level kitchen cabinet & drawers with rolled edged worktops incorporating a four ring gas hob with stainless steel hob over. Ceramic sink unit with mixer tap and drainer. Integral oven & grill. Integral dishwasher. Space for free standing fridge/freezer. Ceramic tiled walls. Tiled flooring laid throughout.

FIRST FLOOR LANDING

Via carpeted return staircase. Obscure UPVC lead light double glazed window to side aspect at half landing. Coved ceiling with ceiling light point. Built in airing cupboard housing hot water cylinder. Carpet laid throughout.

MASTER BEDROOM

12' 9" plus door recess x 11' 4" (3.89m x 3.45m) UPVC lead light double glazed window to side aspect. Coved ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout. Door through to ensuite shower room.

ENSUITE

5' 0" x 5' 4" (1.52m x 1.63m) Obscure UPVC lead light double glazed window to rear aspect. Smooth plastered ceiling with ceiling light point and ceiling mounted extractor vent. Suite comprises of a pedestal wash basin, close coupled WC, shower cubicle with Electric shower inset. Ceramic tiled walls. Wall mounted panelled radiator. Wood laminated flooring laid throughout.

BEDROOM TWO

9' 10" x 9' 9" (3.00m x 2.97m) UPVC lead light double glazed window to front aspect. Coved ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM THREE

13' 0" x 7' 9" (3.96m x 2.36m) plus door recess. Dual aspect UPVC lead light double glazed windows to front and side aspects. Coved ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM FOUR

9' 10" x 6' 6" (3.00m x 1.98m) UPVC lead light double glazed window to front aspect. Coved ceiling with ceiling light. Wall mounted panelled radiator. Carpet laid throughout.

SHOWER ROOM

7' 7" x 5' 5" (2.31m x 1.65m) Recently installed. Obscure UPVC lead light double glazed window to side aspect. Access to loft. Smooth plastered ceiling with ceiling light point. Porcelain marble effect wall tiles. Chrome heated towel rail. Push flush WC. Walk in shower cubicle with thermostatic mixer shower inset. Circular wash basin with mixer tap over, inset to vanity storage unit, Wood effect vinyl flooring laid throughout.

MAIN GARDEN

Westerly facing with an array of established trees and shrubs. Rear access to garage. Gated access to additional side garden.

SIDE GARDEN

Shrub borders open to front pathway. Access gate to main garden.

COUNCIL TAX BAND E

Rochford District Council

