

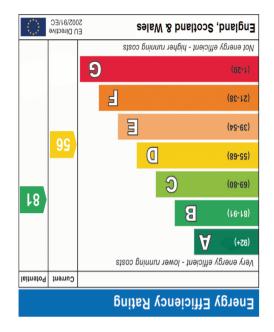


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract Whilst some descriptions are obviously such not have seen extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

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GROUND FLOOR 542 sq.ft. (50.4 sq.m.) approx.













ACCOMMODATION

PORCH

ENTRANCE HALL

Access to loft. Wall mounted radiator.

LOUNGE

13' 7" into bay window x 12' (4.14m x 3.66m) Double glazed bay fronted window overlooking green. Wall mounted radiator.

KITCHEN

9' 1" x 7' 3" (2.77m x 2.21m) Double glazed window to side aspect. Gas hob. Electric oven. Concealed combi' boiler. Wall mounted and base level units incorporating glass display cabinets. Space for free-standing fridge freezer, space for washing machine.

CONSERVATORY

9' 11" x 6' (3.02m x 1.83m) UPVC double glazed conservatory with Pitched Victorian style roof. Wall mounted radiator. Double doors open to garden.

BEDROOM ONE

11' 11" x 9' 11" (3.63m x 3.02m) Double glazed window to front aspect. Wall mounted radiator. Wood laminate flooring.

BEDROOM TWO

9' 10" \times 8' (3.00m \times 2.44m) Double glazed window to rear aspect. Built in wardrobes with inset shelving. Wall mounted radiator.

BATHROOM

Obscure double glazed window to rear aspect. Part ceramic tiled walls which extend into bath/shower area. Panelled bath with electric shower over. WC. Wash basin inset to vanity unit. Chrome heated towel rail. Vinyl flooring laid throughout.

GARDEN

West facing garden with side access to front via garden gate. Additional garden gate at the end of the garden opens to rear parking & garage area. Courtesy door from garden into garage.

GARAGE

Via access Road at the rear of the property with a parking space in addition.

COUNCIL TAX BAND C

Rochford District Council







