



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.





## 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 over-  
looking 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" x 8' (3.00m x 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

