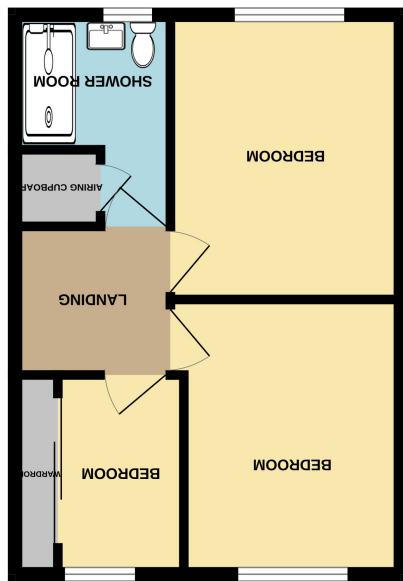


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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: 892 sq. ft. (82.9 sq.m.) approx.  
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Energy Efficiency Rating	
Potential	Current
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)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England, Scotland & Wales	
74	90







### FRONTAGE

Approached from Roadway with a neatly arranged front garden with established trees and shrubs, with off street parking for two vehicles and access to a pitched roof garage.

### ENTRANCE

Via UPVC double glazed entrance door into hallway.

### HALLWAY

11' 8" x 6' 2" (3.56m x 1.88m) Coved ceiling with ceiling light point. Built in storage cupboard. Understairs storage area, wall mounted panelled radiator. Carpet laid throughout. Carpeted staircase with timber balustrade rising to first floor accommodation.

### L-SHAPED LOUNGE/DINER

15' 10" narrows to 9' 5" x 14' 3". UPVC double glazed patio doors to dining area opening to garden. Coved ceiling with two ceiling light points. Two wall mounted panelled radiators. Carpet laid throughout.

### GROUND FLOOR WC

6' 2" x 2' 8" (1.88m x 0.81m) Ceiling light point and vented extractor. Ceramic tiled walls at half height. Suspended wash basin and close coupled WC. Wall mounted panelled radiator. Carpeted throughout.

### MODERN FITTED KITCHEN

9' 4" x 8' 8" (2.84m x 2.64m) UPVC double glazed window to front aspect. Coved ceiling with ceiling light point. Wall mounted panelled radiator. Karndean vinyl flooring. Kitchen comprises of a range wall mounted and base level kitchen cabinet units and drawers. Stone effect worktops incorporating a four ring Electric hob with extractor unit over, and a one and a half bowl composite sink unit with mixer tap & drainer. Ceramic tiled splashbacks. Integral Electric fan assisted oven, integral fridge/freezer, integral slimline dishwasher, space & plumbing for washing machine. Wall mounted concealed boiler with wall mounted heating and hot water programmer.

### FIRST FLOOR LANDING

Carpeted staircase with half return. Access to loft. Coved ceiling with ceiling light point and mains wired smoke alarm. Doors to all rooms.

### BEDROOM ONE

11' 7" x 9' 4" (3.53m x 2.84m) UPVC double glazed windows to front aspect. Coved ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

### BEDROOM TWO

11' 5" x 9' 0" (3.48m x 2.74m) UPVC double glazed window to rear aspect. Coved ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

### BEDROOM THREE

8' 4" x 6' 8" (2.54m x 2.03m) into wardrobes. UPVC double glazed window to rear aspect. Coved ceiling with ceiling light point. Built in mirror fronted sliding wardrobe doors. Wall mounted panelled radiator. Carpet laid throughout.

### MODERN FITTED SHOWER ROOM

8' 7" MAX x 6' 4" MAX (2.62m x 1.93m). Obscure UPVC double glazed window to front aspect. Smooth plastered ceiling with inset spotlighting. Built in overstairs airing cupboard. Suite comprises of a recently installed thermostatic mixer shower with rainfall shower head with additional hand held hose, inset to glass shower enclosure with opening shower door. Suspended washbasin with mixer tap and tiled splashback inset to vanity storage unit. Close coupled push flush WC, chrome heated towel rail. Ceramic tiled flooring laid throughout.

### GARAGE

17' 7" x 9' 0" (5.36m x 2.74m) Pitched roof garage with overhead storage above. Power & lighting connected. Roller door to front and courtesy door from garden.

### WESTERLY FACING GARDEN

Neatly arranged established garden commencing with a paved patio area, step down to centred lawn area. Timber fenced boundaries with an array of mixed shrubs, bushes and an apple tree. Courtesy door to garage.

### COUNCIL TAX BAND C

ROCHFORD DISTRICT COUNCIL

