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FRONTAGE

Approached via a drop kerb to off street parking are for two vehicles Canopy entrance with access to external storage cupboard housing gas meter. Newly install composite UPVC double glazed door to entrance hall.

HALLWAY

8' 11" x 2' 10" (2.72m x 0.86m) Smooth plastered coved ceiling with ceiling light point. Wall mounted panelled radiator. Newly laid carpet throughout. Door to ground floor WC.

GROUND FLOOR WC

5' 11" x 2' 9" (1.80m x 0.84m) Smooth plastered ceiling with ceiling light point and ceiling vented extractor. Access to high level electricity fuse board. Newly laid Herringbone vinyl flooring. Wall mounted panelled radiator. Close coupled WC and corner washbasin with tiled splashback.

UNDER-STAIRS UTILITY CUPBOARD

Light point. Built in storage and worktop. Space & plumbing for washing machine. Newly laid Herringbone vinyl flooring.

KITCHEN

9' 5" x 6' 2" (2.87m x 1.88m) Newly installed UPVC double glazed window to front aspect. Smooth plastered ceiling with ceiling light point. Wall mounted boiler. Range of wall mounted and kitchen cabinet & drawer units with rolled edged worktops, incorporating a four ring gas hob, with pull out extractor above and integral fan assisted oven beneath. Stainless steel one and a half bowl sink unit with mixer tap & drainer. Space for free standing fridge/freezer and under counter space for dishwasher. Wall mounted panelled radiator. Newly laid Herringbone vinyl flooring throughout.

LOUNGE DINER

14' 4" x 12' 7" (4.37m x 3.84m) UPVC double glazed sliding patio door to Westly facing garden. Smooth plastered ceiling with ceiling light point. Two wall mounted panelled radiators. Newly laid carpet throughout extending to staircase, rising to first floor.



LANDING

Return staircase with newly laid carpet to landing and stairs. Access to loft via a pull down loft hatch with loft ladder. Wall mounted panelled radiator. Smooth plastered ceiling with ceiling light point

BEDROOM ONE

12' 7" narrowing to 9' 1" to airing cupboard x 8'11" plus door recess. Twin UPVC newly installed double glazed windows to rear aspect. Smooth plastered ceiling with ceiling light point. Wall mounted double banked panelled radiator. Built in storage/airing cupboard with shelving inset. Carpet throughout.

BEDROOM TWO

12' 6" x 8' 8" narrowing to 5'11". Twin UPVC newly installed double glazed windows to front aspect. Smooth plastered ceiling with ceiling light point. Wall mounted double banked panelled radiator. Carpet laid throughout.

BATHROOM

5' 10" x 6' 0" (1.78m x 1.83m) Newly installed UPVC obscure double glazed window to side aspect. Smooth plastered ceiling with ceiling light point. Ceramic tiled walls with feature inlay mid-border. Extractor vent. Electric shaver point. Tiled flooring throughout. Wall mounted panelled radiator. Suite comprises of a panelled bath with enlarged shower area with electric Mira shower over. Bath mixer taps with shower attachment. Pivoting shower screen door. Wash basin with mixer tap inset to vanity storage unit. Push flush WC.

WESTERLY FACING GARDEN

Neatly arranged garden commences with a patio area with neat brick edging which steps down to a centred addition patio with flower bed borders each side. Timber fenced boundaries. Additional third tier at the end of the garden with hard standing for garden shed. Side access to front via garden gate. External water tap.

COUNCIL TAX BAND C

Rochford District Council.

