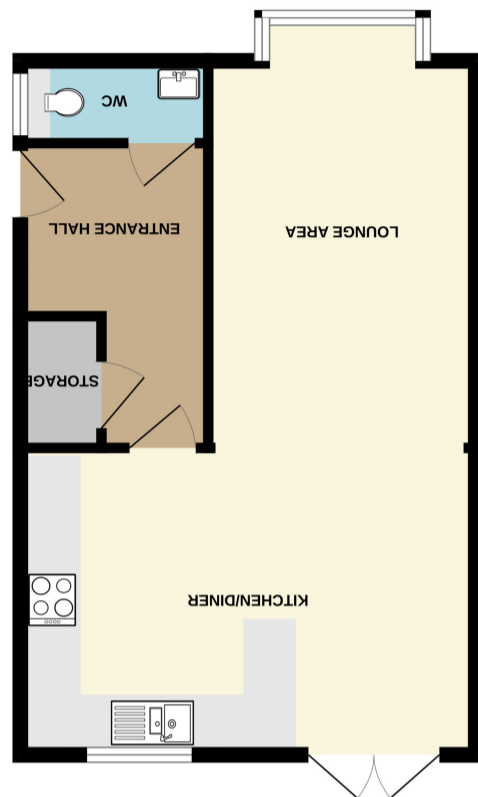
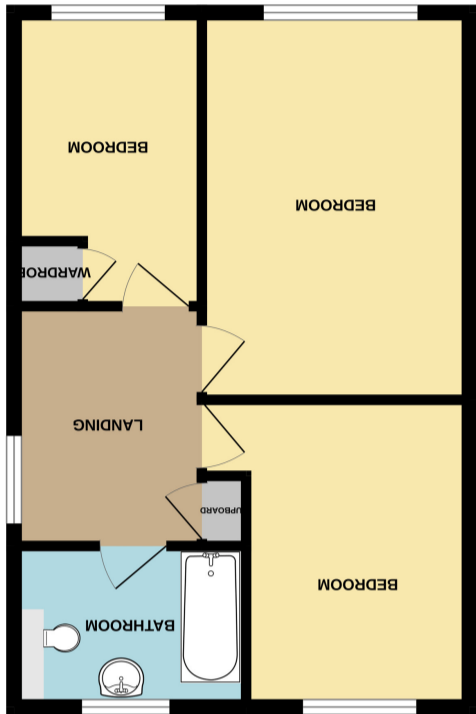


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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: 902 sq.ft. (83.8 sq.m.) approx.
Made with Metropix 62024



Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92+)	73
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	





ENTRANCE

Via composite entrance door with UPVC obscure double glazed inserts into hallway.

HALLWAY

11' 9" x 6' 6" (3.58m x 1.98m) Smooth plastered coved ceiling with two ceiling light points. Wall mounted panelled radiator inset to ornate radiator cover. Understairs storage cupboard. Carpeted staircase rising to first floor. Door to ground floor WC.

GROUND FLOOR WC

6' 6" x 2' 6" (1.98m x 0.76m) Obscure UPVC double glazed window to side aspect. Smooth plastered coved ceiling with inset LED spotlights. Contemporary suite comprising of concealed cistern push flush WC with feature tiling. Wash basin with mixer tap inset to vanity storage unit with feature tile splashback. Chrome heated towel rail. Tiled flooring throughout.

L SHAPE FAMILY ROOM / KITCHEN DINER

16' 6" x 11' 7" (5.03m x 3.53m) KITCHEN/DINER: Comprising of UPVC double glazed window to rear aspect and corresponding patio doors. Smooth plastered coved ceiling with inset spotlighting. The Kitchen area comprises of a range of wall mounted and base level shaker style kitchen cabinet units & drawers. Under-unit lighting. Ceramic tiled bevelled brick splashbacks. One and a half bowl stainless steel sink unit with mixer tap and drainer inset to worktop. Worktop also incorporates a four ring induction hob with electric fan assisted oven beneath. Stainless steel extractor hood over, finished with glass trim. Space & plumbing for washing machine. Space & plumbing for slim-line dishwasher. Under-counter space for fridge. Wood laminate flooring laid throughout. Dining area: Contemporary vertical graphite wall mounted radiator. Opening to lounge area.

LOUNGE AREA

14' 10" x 9' 6" (4.52m x 2.90m) Box bay UPVC double glazed window to front aspect. Smooth plastered coved ceiling. Vertical contemporary graphite wall mounted radiator. Continuation of wood laminate flooring laid throughout. Feature centred media wall with inset space for TV and media units etc & feature LED downlighting.

FIRST FLOOR LANDING

6' 3" x 8' 7" (1.91m x 2.62m) Via carpeted staircase with timber balastrade. Smooth plastered coved ceiling. Ceiling light point. UPVC double glazed window to side aspect. Pull down loft hatch with fitted loft ladder. Combi boiler located in the loft. Carpet laid throughout. Built in storage cupboard.

BEDROOM ONE

14' 4" x 9' 6" (4.37m x 2.90m) UPVC double glazed window to front aspect. Smooth plastered coved ceiling. Ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM TWO

11' 10" x 8' 1" (3.61m x 2.46m) PLUS DOOR RECESS OF 2'. UPVC double glazed window to rear aspect. Smooth plastered coved ceiling. Ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM THREE

11' 3" NARROWING TO 9' 2" x 6' 9". UPVC double glazed window to front aspect. Smooth plastered coved ceiling with ceiling light point. Built in wardrobe/over-stairs storage cupboard. Wall mounted panelled radiator. Carpet laid throughout.

CONTEMPORARY FAMILY BATHROOM

8' 2" x 6' 0" (2.49m x 1.83m) Obscure UPVC double glazed window to rear aspect. Smooth plastered ceiling with inset spotlighting. Ceiling mounted extractor. Ceramic tiled walls to sanitary area. Panelled bath with mixer tap. Aqualisa high pressure shower over. Glass pivoting shower screen. Wash basin with mixer tap inset to vanity storage unit. Push flush concealed system WC inset to gloss unit with matching gloss vanity storage drawers. Chrome heated towel rail. Tiled flooring laid throughout.

WEST FACING GARDEN

Commences with a sandstone feature patio. Feature railway sleeper edged borders, incorporating a sunken fishpond. Flowerbed/shrub borders. Timber fenced boundaries to all visible aspects. Garden side gate leading to driveway. Courtesy door to side entrance of garage.

GARAGE

With power & lighting connected. Electric roller door entrance to garage from driveway.

COUNCIL TAX BAND C

Southend On Sea Borough Council

