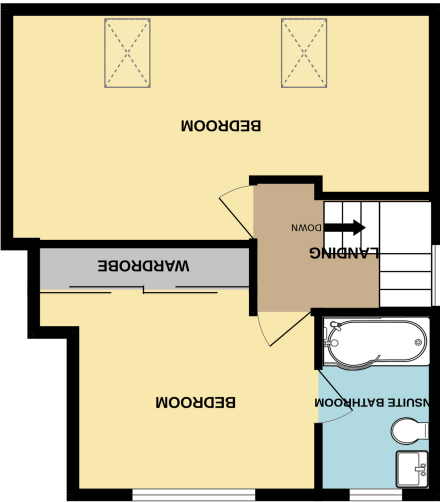
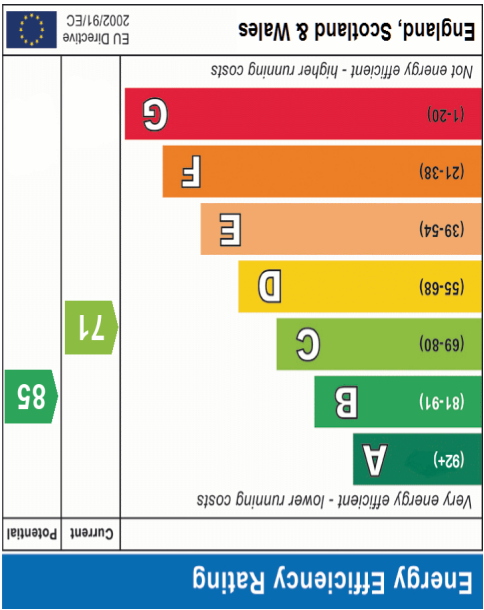
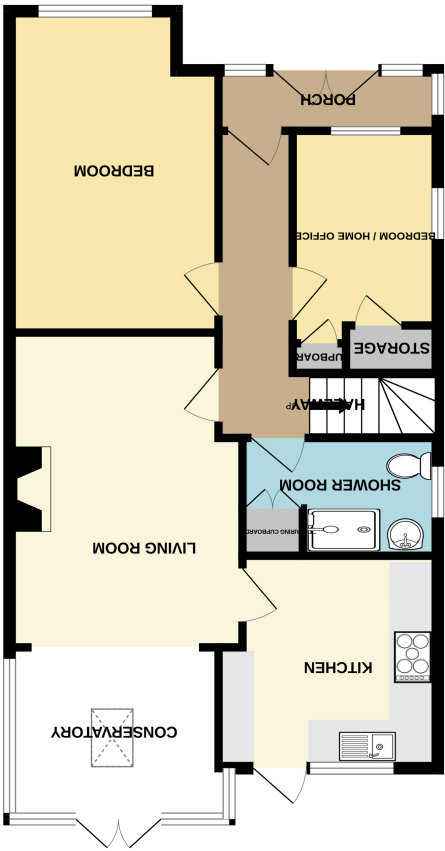


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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.



1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



GROUND FLOOR
697 sq.ft. (64.5 sq.m.) approx.

TOTAL FLOOR AREA: 1126 sq.ft. (104.6 sq.m.) approx.
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FRONTAGE

Via drop kerb to a block paved driveway for at least three vehicles. Double opening gates to the side of the property providing vehicular access leading to the garage.

ENTRANCE PORCH

10' 1" x 3' 0" (3.07m x 0.91m) Via double opening UPVC double glazed doors. Wall mounted light point. Feature Victorian style patterned tiled flooring. Inner UPVC double glazed door opens to hallway.

HALLWAY

14' 9" x 3' 0" (4.50m x 0.91m) Smooth plastered coved ceiling with ceiling light point. Mains wired smoke alarm. Wall mounted central heating thermostat. Victorian patterned tiled flooring throughout. Carpeted return staircase with timber balustrade rising to first floor.

LIVING ROOM

14' 10" x 10' 11" (4.52m x 3.33m) Smooth plastered ceiling with inset spotlighting. Feature centred Electric flame effect fireplace. Wall mounted double banked panelled radiator. Feature wood laminate flooring laid throughout. Opening through to conservatory. Door through to kitchen.

CONSERVATORY / DINING AREA

9' 2" x 8' 0" (2.79m x 2.44m) Smooth plastered ceiling. Feature UPVC double glazed Atrium style ceiling lantern. UPVC double glazed patio doors opening to garden. Wall mounted electric radiator. Continuation of wood laminate flooring from the living room.

KITCHEN

10' 3" x 10' 0" (3.12m x 3.05m) UPVC double glazed window and door opening to garden. Smooth plastered and coved ceiling with inset LED spot lighting. Fitted kitchen comprises of a range of contrasting gloss and wood grain effect kitchen cabinet & drawers. Solid granite worktops incorporating a stainless steel sink with mixer tap. Five ring Gas hob with stainless steel splashback and stainless steel extractor over. Split level integral Neff oven & grill. Integral Smeg dishwasher. Integral washing machine. Integral fridge/freezer. Wall mounted double banked radiator. Wood effect vinyl flooring laid throughout. Ceramic tiled splashbacks to worktop areas. Feature travertine mosaic tiles inset. Feature obscure glass display cabinet unit.

GROUND FLOOR SHOWER ROOM

9' 1" x 5' 6" NARROWING TO 3'5" TO BUILT IN AIRING CUPBOARD. Obscure UPVC double glazed window to side aspect. Smooth plastered ceiling with inset spotlighting. Wall mounted extractor vent. Contemporary wall mounted bevelled brick style tiles at half height extending to full height into shower enclosure. Shower enclosure with thermostatic mixer shower inset with rainfall shower head and additional hand held hose. Suspended wash basin with mixer tap inset to vanity storage unit and drawers. Electric shaver point. Concealed system push flush WC. Built in airing cupboard conceals a Worcester combi boiler. Wall mounted panelled radiator. Feature patterned tiled flooring throughout.

GROUND FLOOR BEDROOM

14' 8" x 9' 10" (4.47m x 3.00m) UPVC double glazed window to front aspect with feature fitted shutter blinds. Ceiling light point. Wall mounted double banked panelled radiator. Wood laminate flooring laid throughout.



GROUND FLOOR BEDROOM / HOME OFFICE

10' 9" NARROWING TO 9' 0" x 6'10". UPVC double glazed window to side aspect. Corresponding window into porch. Smooth plastered ceiling with ceiling light point. Built in under-stairs storage cupboard and additional fitted cupboard via high gloss opening doors. Wall mounted double banked panelled radiator. Wood laminate flooring laid throughout.

FIRST FLOOR LANDING

Carpeted return staircase with timber balustrade. Obscure UPVC double glazed window to side aspect. Smooth plastered ceiling. Access to roof/loft space. Vertical contemporary wall mounted radiator.

BEDROOM ONE

10' 2" TO FITTED WARDROBES - NARROWING TO 8' 7" (3.10m x 2.62m) x 11'4". UPVC double glazed window to rear aspect. Smooth plastered ceiling with inset spotlighting. Built in wardrobes with sliding wardrobe doors. Wall mounted double banked panelled radiator. Eaves storage cupboard. Carpet laid throughout. Door through to en-suite bathroom.

EN-SUITE BATHROOM

8' 8" x 5' 7" (2.64m x 1.70m) Obscure UPVC double glazed window to rear aspect. Smooth plastered ceiling with inset spotlighting. Suite comprises of a panelled bath with enlarged shower area. Thermostatic mixer shower inset with multi spa jets. Mixer tap over bath with additional hand held shower hose. Wall mounted chrome heated towel rail. Concealed cistern push flush WC inset to vanity storage/ wash basin combination unit. Tiled splash backs. Mixer tap. Additional adjacent bathroom cabinet unit with high gloss finish. Wall mounted panelled radiator. Porcelain tiled flooring throughout.

BEDROOM TWO

20' 2" x 11' 1" (6.15m x 3.38m) MAXIMUM (sloping ceiling). Twin double glazed Velux windows with fitted blinds to front aspect. Smooth plastered ceiling with two wall mounted lower level double banked panelled radiators. Carpet laid throughout.

GARDEN APPROX 55FT

Commences with a block paved patio area extending to a curved pathway with raised brick edging. Lawn areas either side and flower bed boarders. Attractive hedging to right hand boundary. Timber fenced boundaries. Pergola, providing additional block paved seating area. Side access to front via double opening gates. Side door to garage & outbuilding currently being used as a bar / entertainment room.

GARAGE

17' 11" x 8' 6" (5.46m x 2.59m) Pitched roof garage with power and lighting connected. Up & over door to front. Internal door to additional room.

OUTBUILDING

14' 8" x 7' 11" (4.47m x 2.41m) Currently used as a Bar/multi purpose use. Obscure UPVC double glazed window to side aspect. Power & lighting. Carpeted throughout.

COUNCIL TAX BAND C

Southend Borough Council