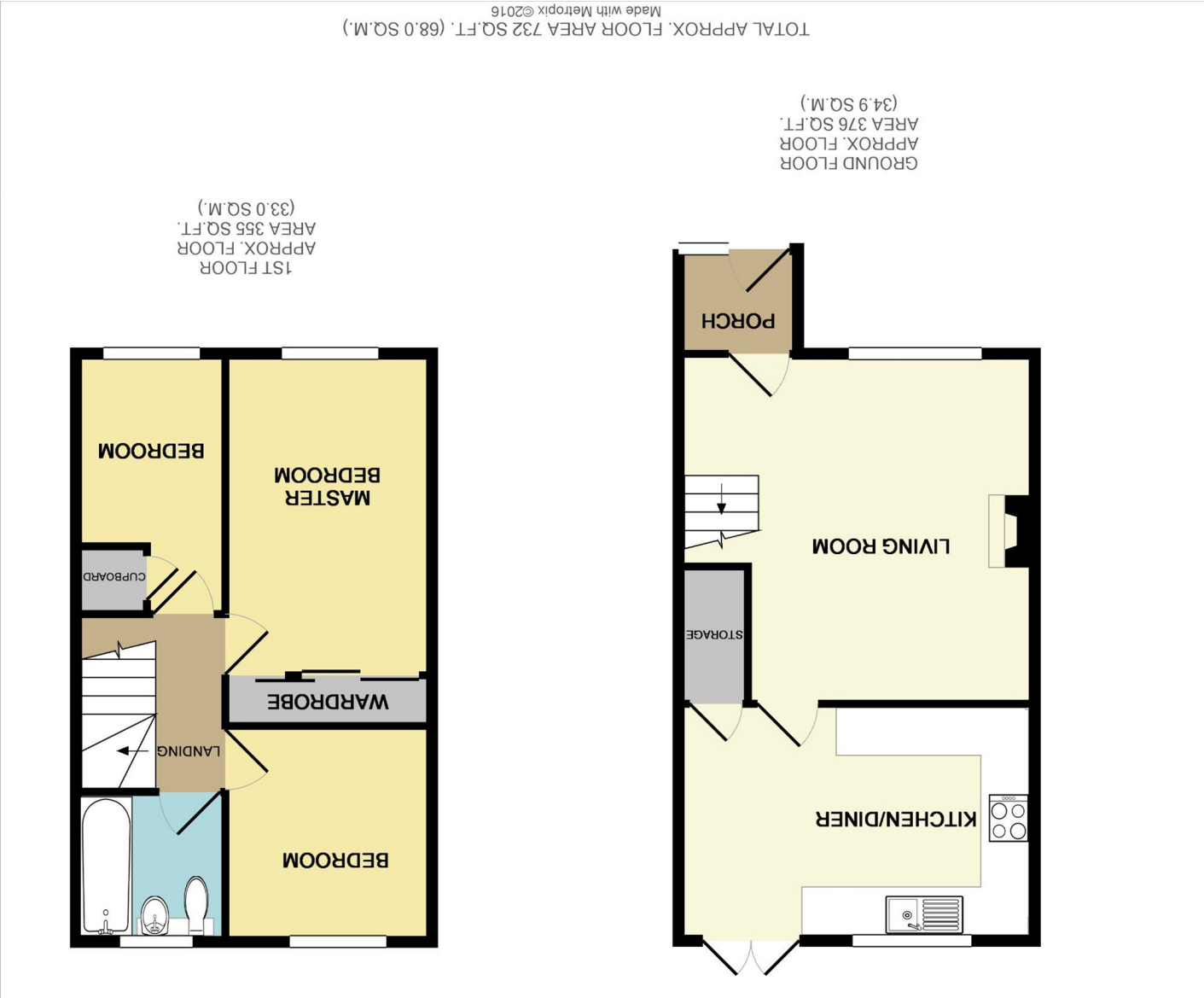
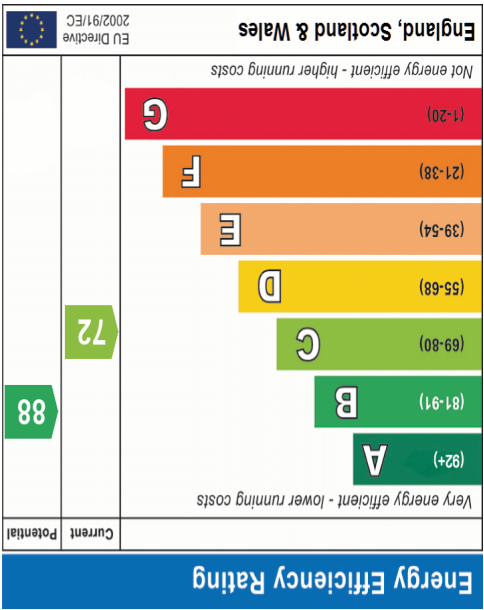


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.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





Frontage

Via a gated picket fence front garden, landscaped with a feature slated flower bed and lawn.

Porch

Pitched tiled roof porch with external lighting. Via modern composite security door with double glazed inserts and matching side panel. Smooth plastered ceiling. Wood laminate flooring. Access to meter cupboard. Internal door with glazed inserts opens to living room.

Living Room

14' 8" x 14' 5" (4.47m x 4.39m) UPVC double glazed window to front aspect. Smooth plastered coved ceiling. Complimentary colour schemes throughout. Wall mounted panelled radiator. Wood laminate flooring throughout. Internal door with glazed inserts opens to kitchen diner.

Modern Kitchen Diner

14' 8" x 9' 9" (4.47m x 2.97m) UPVC double glazed window and double opening patio doors to garden. Smooth plastered ceiling with inset spot lights. Wall mounted panelled radiator to dining area. Built in under-stairs storage cupboard. Contemporary laminate tiled flooring throughout. Kitchen comprises; Range of high gloss white units and drawers with integral appliances including; fridge, freezer, 'Baumatic' microwave, 'Baumatic' oven and a four ring gas hob inset to work top with a digital extractor hood over. Space and plumbing for washing machine and slim-line dishwasher.

Landing

Via carpeted stair case. Pull down loft hatch with fitted ladder to boarded loft with lighting and access to modern combi' boiler.

Master Bedroom

15' 9" x 8' 6" (4.80m x 2.59m) UPVC double glazed window to front aspect with partial views of farmland. Smooth plastered ceiling. Wall mounted panelled radiator. Built in modern sliding door wardrobes with feature mirroring. Carpeted throughout.

Bedroom Two

9' 2" x 8' 3" (2.79m x 2.51m) UPVC double glazed window to rear aspect. Wall mounted panelled radiator. Carpeted throughout.

Bedroom Three

10' 9" x 6' narrows to 2' 8" (3.28m x 1.83m) UPVC double glazed window to front aspect with partial views of farmland. Wall mounted panelled radiator. Wood laminate flooring. Built in storage cupboard over stairs.

Bathroom

6' 1" x 6' 1" (1.85m x 1.85m) Obscure double glazed window to rear aspect. Smooth plastered ceiling. Panelled bath with mixer tap and electric 'Triton' shower over. Fitted glass shower screen. Concealed cistern WC with vanity unit finished in a woodgrain effect also incorporating wash basin with mixer tap. Wood effect vinyl flooring. Wall mounted panelled radiator.

Garden

Landscaped garden commences with a patio area with access to external tap. Remainder of the garden is artificially lawned with feature railway sleeper edging. Timber fenced boundaries. Access gate leading to the end of the terrace for bins etc.

Parking

1 x allocated off street parking space at the end of the terrace.

Garage

Garage en-bloc with up and over door.

COUNCIL TAX BAND C

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