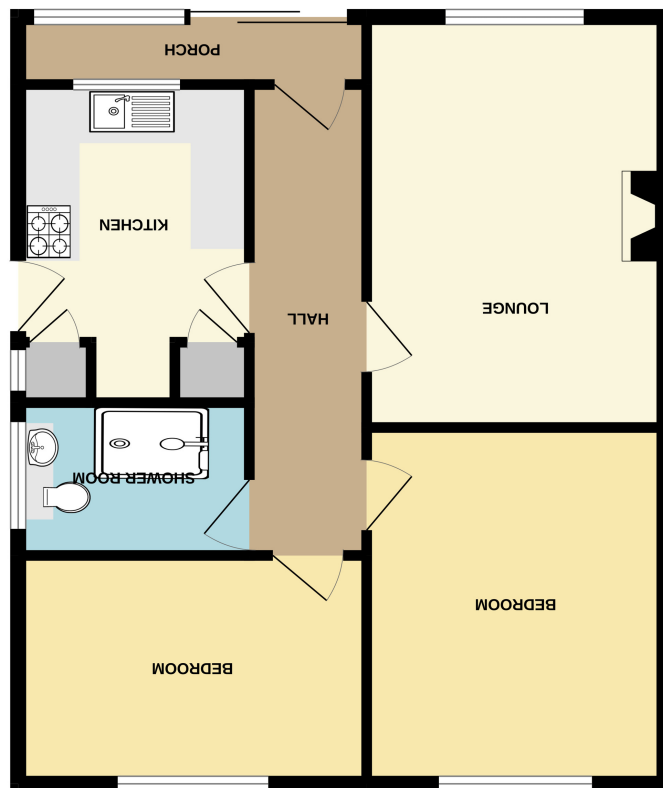
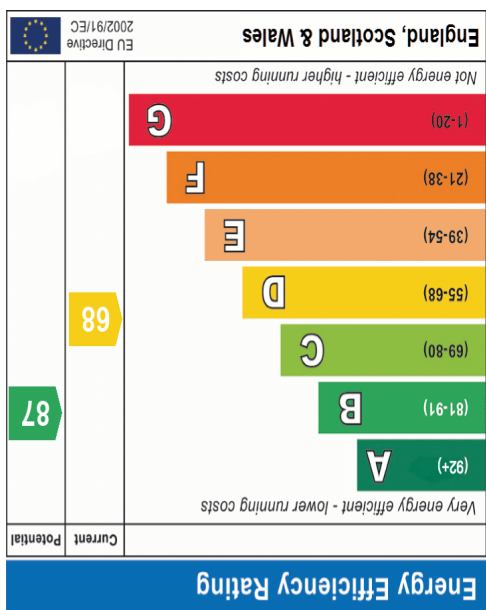


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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: 671 sq ft (62.3 sq m) approx. Made with Metreplan 2024



GROUND FLOOR 671 sq.ft. (62.3 sq.m.) approx.







## FRONTAGE & PARKING

Attractive front garden approached via a drop kerb from road with a block paved driveway for approximately 3 vehicles, corner lawn area with brick retaining boundary wall. Driveway extends down the side of property to the garage.

## ENTRANCE PORCH

Entrance via a sliding door UPVC double glazed entrance porch. Ceiling light point, quarry tiled flooring. Recently installed composite entrance door with feature lead light double glazed inserts into entrance hall.

## ENTRANCE HALL

Coved ceiling with ceiling light point and access to loft via pull down loft hatch with loft ladder attached. Ceiling mounted smoke alarm, wall mounted panelled radiator. Attractive wood laminate flooring laid throughout. Door through to kitchen:

## KITCHEN

11' 3" x 9' 0" (3.43m x 2.74m) UPVC double glazed window to front and obscure double glazed UPVC door opening to side passage. Ceiling light point. Recently installed kitchen, comprises of a range of wall mounted and base level modern wood grain effect kitchen units with contemporary worktops and bevelled brick splashbacks. Stainless steel sink unit with mixer tap & drainer. Four ring electric hob with stainless steel extractor over, integral fan assisted electric oven beneath. Space & plumbing for washing machine, space for freestanding fridge/freezer. Wall mounted panelled radiator. Inset to twin larger style pantry cupboards, one housing Worcester/Bosch combi boiler.

## LIVING ROOM

14' 11" x 10' 5" (4.55m x 3.17m) UPVC double glazed window to front aspect with internal fitted shutter blinds. Coved ceiling with ceiling light point. Two wall mounted uplighters. Wall mounted panelled radiator. Centred sculpted fireplace with marble hearth. Wood laminate flooring throughout.



## SHOWER ROOM

8' 6" x 5' 0" (2.59m x 1.52m) Recently fitted with obscure UPVC double glazed window to side aspect. Ceiling light point. Full ceramic tiled walls. Vertical feature contemporary radiator. Suite comprises of a double shower cubicle with Aqualisa digital shower inset. Concealed cistern push flush WC, wash basin with mixer tap inset to gloss vanity unit. Wood effect Amtico flooring throughout.

## BEDROOM ONE

12' 11" x 10' 5" (3.94m x 3.17m) UPVC double glazed window to rear aspect. Textured coved ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

## BEDROOM TWO

12' 11" x 8' 2" (3.94m x 2.49m) UPVC double glazed window to rear aspect. Textured coved ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

## SOUTH FACING REAR GARDEN APPROX' 80FT

Un-overlooked South Facing Rear Garden measuring approximately 80' in length. Beautifully maintained Rear Garden commences with a crazy paved patio, all accessed via a side Gate. Large maintained lawn with beautifully prepared mature shrub borders. Fencing to boundaries. Timber Shed. External Lighting. Side Gate leading to side of Property and Garage access.

## GARAGE

Single Garage accessed via up & over door. Power and Lighting connected.

## COUNCIL TAX BAND C

Rochford District Council