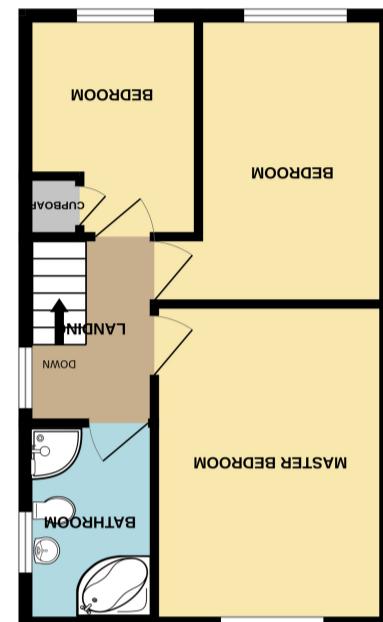
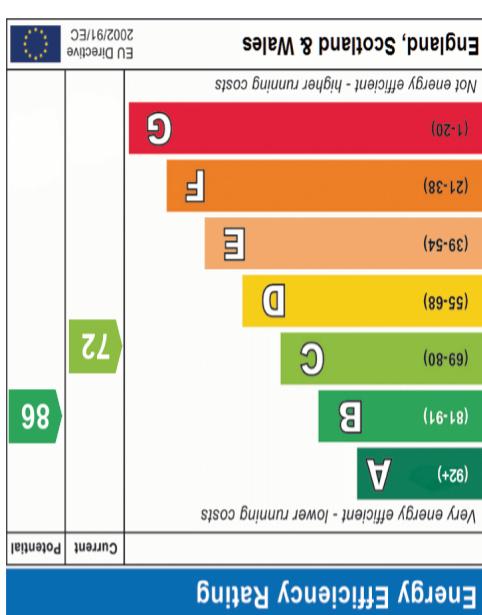




Important Notice: These Particulars have been prepared for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information given in good faith, they should not be relied upon as statements of fact. If the property has been extended, or altered, 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: 885 sq ft (82.2 sq m), approx.

made with respect to 2025



1ST FLOOR 392 sq ft. (36.4 sq m.) approx.

GROUND FLOOR 493 sq ft. (45.8 sq m.) approx.





FRONTAGE

The property is approached from the Road via a dropped kerb to a block paved driveway.



Entrance

Via UPVC double glazed entrance door. Stairs rise to first floor. Wood laminate flooring. Door to lounge diner.



LIVING/DINING

25' 9" x 12' 9" narrows to 8' 10" to dining area (7.85m x 3.89m) UPVC double glazed window to front aspect. Wall mounted panelled radiators at both ends. Lounge area carpeted in a contemporary grey and dining area laid with laminate wood flooring. Bespoke fitted breakfast bar visually separating the lounge and dining area. UPVC double glazed doors open to a quirky enclosed decked garden room. Opening from dining area to kitchen.

Kitchen

11' 3" into recess narrows to 8' 10" x 6' 11" (3.43m x 2.11m) UPVC double glazed window to rear over looking garden room. Range of high gloss modern wall mounted and base level units. Rolled edge work tops incorporating a four ring gas hob with extractor hood over and sink unit with mixer tap and drainer. Wall mounted 'Worcester' combi boiler housed in kitchen cupboard. Integral oven and space for under-unit appliances. Newly laid tile effect vinyl flooring laid throughout.

Feature Decked Garden Room

13' 4" x 8' 1" (4.06m x 2.46m) Commences from dining area via double opening PVC double glazed doors. Sloping polycarbonate transparent roof, UPVC door opening to one side and corresponding sliding door opening to feature fish pond with footbridge over. Timber decked throughout.

Landing

Via carpeted stair case. UPVC double glazed window to side aspect. Loft access with pull down ladder majority boarded throughout.

Master Bedroom

13' 6" x 9' 10" (4.11m x 3.00m) UPVC double glazed window to rear aspect. Wall mounted panelled radiator. Carpet laid throughout. Built-in-Robes.

Bedroom Two

12' 1" x 7' 11" (3.68m x 2.41m) UPVC double glazed window to front aspect. Wall mounted panelled radiator. Carpet laid throughout.

Bedroom Three

9' x 7' 11" (2.74m x 2.41m) UPVC double glazed window to front aspect. Wall mounted panelled radiator. Built in storage cupboard. Carpeted throughout.

Newly Installed Modern Four Piece Bathroom

8' 6" x 5' 11" (2.59m x 1.80m) UPVC obscure double glazed window to side aspect. Ceramic contemporary tiled walls (majority at half height). Panelled corner bath with mixer tap with shower attachment. Push button flush WC. Pedestal wash basin. Enclosed shower cubicle with thermostatic controlled mixer shower inset. Wall mounted flat panelled vertical radiator. Vinyl flooring throughout.

Stunning Landscaped Garden

Side access to front garden via garden gate. External cupboard ideal for storage (plumbing inset). Shrub and hedged borders with an array of tropical plants and trees. Mainly lawned with an area at the end housing a feature cabin and shed. Cabin features power and lighting plus air conditioning. Recently laid complimentary sandstone patio tiles to garden. Feature fish pond immediately from garden room with feature railway sleeper surround and footbridge over.

Council Tax Band C

Southend Council

