



## High Road Fobbing SS17 9JB

- Gas Central Heating with Combi Boiler
- Upvc Double Glazed Sash Style Windows
- Spacious Lounge 16'8 x 12'1
- Modern Refitted Kitchen
- Full Range of Appliances
- Modern Ground Floor Wc
- Semi Rural Location with Stunning Views
- Three Good size Bedrooms
- 65' Mature Rear Garden



Looking for something that little bit different, we are delighted to offer For Sale this character three bedroom cottage style property situated in a semi Rural location on the sought after High Road in Fobbing with stunning far reaching views over open countryside to front and offering no onward chain.

# offers over £400,000 Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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[www.connollysestates.co.uk](http://www.connollysestates.co.uk)"**

**Entrance Hall:****Ground Floor wc:**

with modern white suite

**Lounge**

16' 8" x 12' 1" (5.08m x 3.68m) 16' 8" x 12' 1" (5.08m x 3.68m) with patio doors to conservatory.

**Kitchen:**

13' 8" x 10' 1" (4.17m x 3.07m) with full range of quality appliances

**Landing:****Bedroom One:**

13' 3" x 9' 0" (4.04m x 2.74m) plus recess. With fitted wardrobes.

**Bedroom Two:**

11' 3" x 9' 8" (3.43m x 2.95m)

**Bedroom Three:**

8' 1" x 6' 8" (2.46m x 2.03m)

**Shower Room:**

Modern white suite with walk in shower, vanity recess with wash hand basin and low level wc.

**Rear Garden:**

65' approx mature rear garden.

**Front Garden:**

shingled

**Garage:**

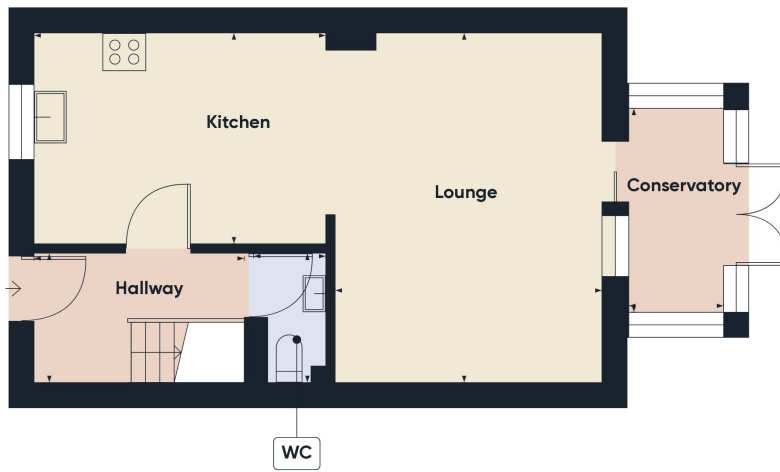
19' 3" x 9' 3" (5.87m x 2.82m) Brick built with up and over door. Power and light connected.

**Countil Tax:**

Thurrock Council

Band D

£2040.66 per annum (before discounts, if applicable)



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

865.01 ft<sup>2</sup>

80.36 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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