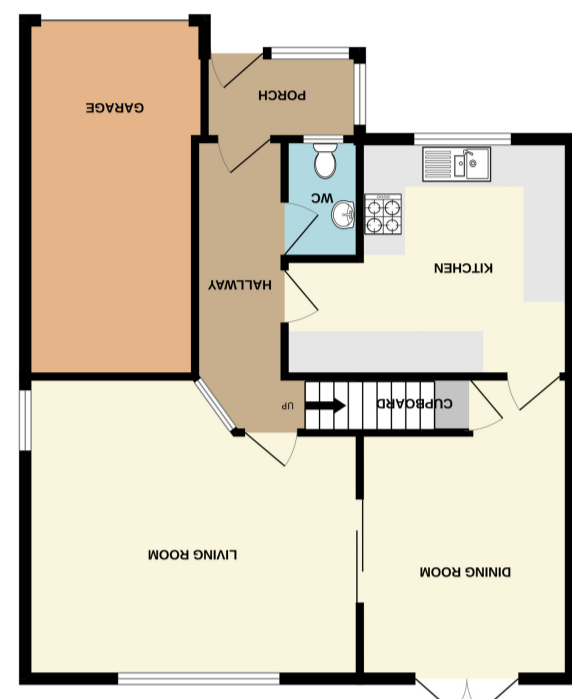
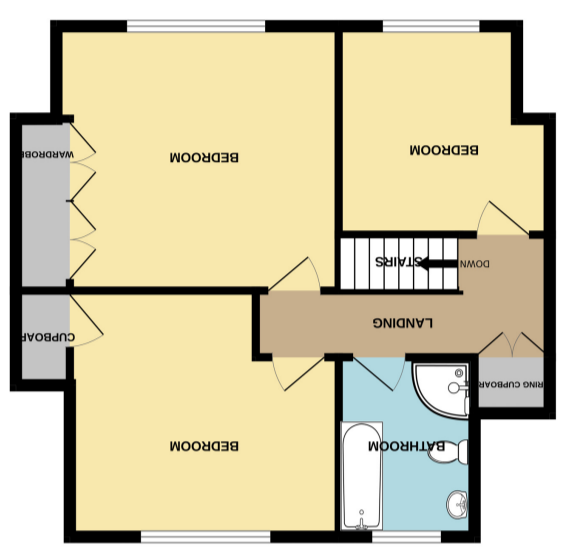


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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: 1321 sq.ft. (122.7 sq.m.) approx.
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FRONTAGE

Approached via a drop kerb from roadway onto a large recently laid block paved feature driveway, parking for approximately 4 vehicles.

ENTRANCE PORCH

7' 3" x 3' 6" (2.21m x 1.07m) UPVC double glazed entrance door into porch with corresponding front and side windows. Block paved flooring. Water tap / hose point. Inner UPVC double glazed entrance door with obscure glazed inserts into hallway. Our client has informed us the flat roof above the porch extending to the garage has recently been re-fitted with fibreglass with a 25 year guarantee.

ENTRANCE HALL

14' 8" x 3' 9" (4.47m x 1.14m) plus return leading to staircase. Textured coved ceiling with ceiling light point and mains wired smoke alarm. Wall mounted panelled radiator. Feature angled borrowed light window from living room. Wood laminate flooring throughout. Carpeted staircase rises to first floor.

GROUND FLOOR WC

5' 8" x 3' 9" (1.73m x 1.14m) Obscure UPVC double glazed window to front aspect. Textured coved ceiling with ceiling light point. Pedestal wash basin and close coupled WC. Ceramic tiled walls and tile effect vinyl flooring throughout.

KITCHEN

14' 10" x 11' 4" narrows to 5' 3" (4.52m x 3.45m). Dual access kitchen from hallway and dining room. UPVC lead light double glazed window to front aspect. Textured coved ceiling with ceiling mounted fluorescent light. Mains wired smoke alarm. Kitchen comprises of a range of wall mounted cabinet & glass display units and corresponding base level units & drawers. Rolled edge worktops incorporating a one and a half bowl stainless steel sink unit with mixer tap and drainer. Ceramic tiled splashbacks to all work surfaces. Wall mounted extractor fan, wall mounted Glow worm boiler. Vinyl flooring laid throughout. Wall mounted panelled radiator. Space for free standing fridge and freezer, space & plumbing for washing machine and full size dishwasher, space for Electric oven.

DINING ROOM

14' 5" x 10' 1" narrowing to 3' 4" (4.39m x 3.07m) Dual access dining room, via living room and kitchen. Large built in under-stairs storage cupboard. UPVC double glazed patio doors opening to garden. Textured coved ceiling with ceiling light point. Wall mounted panelled radiator. Wood laminate flooring laid throughout.

LIVING ROOM

16' 2" x 14' 5" max (4.93m x 4.39m) Dual aspect UPVC double glazed windows to rear and side. Textured coved ceiling with ceiling light point. Glazed sliding doors opening to dining room. Wall mounted panelled radiator. Wood laminate flooring laid throughout.



FIRST FLOOR LANDING

Via carpeted staircase with timber handrails. Access to loft. Textured coved ceiling with ceiling light points x 2. Mains wired smoke alarm. Built in airing cupboard housing hot water cylinder and shelving for linen, towels etc. accessed via double opening doors. Wall mounted central heating and hot water programmer.

BEDROOM ONE

13' 9" to fitted wardrobes x 13' 0" (4.19m x 3.96m) . UPVC lead light double glazed window to front aspect with far reaching roof top views. Textured coved ceiling with ceiling light point. Built in wardrobes accessed via louvre wardrobe doors. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM TWO

12' 9" x 11' 9" (3.89m x 3.58m) UPVC double glazed window to rear aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Built in storage cupboard with fitted shelving. Wood laminate flooring throughout.

BEDROOM THREE

9' 6" x 10' 8" narrows to 8'7". UPVC lead light double glazed window to front aspect. Textured coved ceiling with ceiling light point. Wall mounted panelled radiator. Wood laminate flooring throughout.

FOUR PIECE BATHROOM

8' 4" x 6' 5" (2.54m x 1.96m) Obscure UPVC double glazed window to rear aspect. Textured coved ceiling with ceiling light point. Ceramic tiled walls. Wall mounted panelled radiator. Tile effect vinyl flooring throughout. Suite comprises of low level panelled bath with mixer tap, pedestal wash basin, close coupled push flush WC, corner shower cubicle with thermostatic mixer shower inset.

SOUTH FACING GARDEN

Mainly laid to lawn with established flower / shrub bed borders. Side access to front via garden gate. Timber fenced boundaries to all aspects.

GARAGE

17' 0" x 7' 3" (5.18m x 2.21m) Via recently fitted 4 point lock up and over garage door. Our client has informed us the flat roof above the garage extending to the porch has recently been re-fitted with fibreglass with a 25 year guarantee.

COUNCIL TAX BAND D

Southend borough council.

