



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		83
(69 to 80) C	69	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		81
(69 to 80) C		
(55 to 68) D	66	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Watts Crescent, Purfleet

Guide Price £300,000

- GUIDE PRICE OF £300,000 - £310,000
- THREE BEDROOMS
- SEMI DETACHED HOUSE
- EXTENDED SIDE & REAR
- GROUND FLOOR W.C.
- UTILITY ROOM
- EXCELLENT CONDITION THROUGHOUT
- OFF STREET PARKING



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GROUND FLOOR

Front Entrance

Via uPVC front door with opaque feature window leading to:

Hallway

Deep filled storage cupboard, radiator, wood grain effect laminate flooring, stairs to first floor.

Lounge

6.9m x 3.62m (22' 8" x 11' 11") uPVC framed double glazed windows, one double radiator, further two double radiators, feature fireplace with surround, wood grain effect laminate flooring

Ground Floor Cloakroom / WC

Spotlights to ceiling, low level flush WC, hand wash basin, tiled walls, tiled flooring.

Utility Area

2.88m x 2.1m (9' 5" x 6' 11") uPVC framed double glazed window, wall units, rolled edge laminate work surfaces, stainless steel sink with mixer tap, combination central heating boiler, heated towel rail, space and plumbing for freezer, space and plumbing for washing machine, space for tumble dryer, tiled flooring.

Kitchen

4.35m x 3.07m (14' 3" x 10' 1") Range of matching wall and base units, rolled edge work surfaces, double butler sink with mixer tap, four ringed gas hob with stainless steel splash back, extractor hood, space for dishwasher, space for double American fridge freezer, mosaic border and splash backs, spotlights to ceiling, integrated Hotpoint oven with matching Hotpoint microwave oven,



uPVC framed double glazed rear door leading to garden.

FIRST FLOOR

Landing

Deep filled storage cupboard, access to loft, uPVC framed double glazed window, fitted carpet.

Bedroom One

3.25m x 3.25m (10' 8" x 10' 8") Spotlights to ceiling, uPVC framed double glazed windows, one double radiator, wood grain effect laminate flooring.

Bedroom Two

3.48m x 2.86m (11' 5" x 9' 5") Spotlights to ceiling, uPVC framed double glazed window, one double radiator, wood grain effect laminate flooring.

Bedroom Three

2.66m x 2.57m (8' 9" x 8' 5") uPVC framed double glazed windows, one double radiator, wood grain effect laminate flooring.

Bathroom

Comprising spotlights to ceiling, three piece suite, fully enclosed walk-in shower, low level flush WC, hand wash basin with storage unit, heated towel rail, uPVC framed obscure double glazed window, tiled walls, tiled effect vinyl flooring.

EXTERIOR

Rear Garden (Unmeasured)

Immediate patio area, remainder laid to lawn, greenhouse to rear, work shop with power and lighting, two timber storage sheds to side, access via wrought iron gate leading to front of property.

Front Exterior

Fully paved for off street parking.