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TOTAL FLOOR AREA: 943 sq ft (87.6 sq.m.) approx.
Made with Metreplan 2025



GROUND FLOOR
943 sq.ft. (87.6 sq.m.) approx.





PROPERTY APPROACHED VIA ROADWAY

With a drop kerb to driveway for approximately 3/4 vehicles and access to garage.

ENTRANCE

Canopied storm porch with external ceiling mounted light point and double glazed lead light door with corresponding side panel into entrance hall.

ENTRANCE HALL

16' 0" x 5' 6" narrowing to 3'. Timber clad ceiling with two ceiling light points. Wall mounted panelled radiator. Central heating thermostat. Two built in storage cupboards, one of which houses the gas & electricity meter along with fuseboard. Carpet laid throughout.



LIVING ROOM

14' 11" x 11' 11" (4.55m x 3.63m) plus door recess. Smooth plastered coved ceiling with ceiling light point and four wall mounted light points. Feature centred gas fireplace with marble hearth and decorative mahogany surround. Wall mounted panelled radiator and carpet laid throughout. Double glazed sliding patio door opening to Victorian style double glazed pitched roof conservatory.

VICTORIAN PITCHED ROOF CONSERVATORY

11' 10" x 10' 1" (3.61m x 3.07m) Pitched semi transclent poly-carbonite conservatory roof with ceiling light fan and fitted blinds. Free standing radiators x 2. Wood laminate flooring. Double glazed, double opening patio doors to garden. Two wall mounted light points.

BEDROOM ONE

13' 5" x 11' 2" (4.09m x 3.40m) Recently installed double glazed window to front aspect. Coved ceiling with ceiling light point and ceiling rose. Wall mounted double banked panelled radiator. Carpet laid throughout.

BEDROOM TWO

13' 4" narrowing to 11' 1" x 9' 4". UPVC double glazed window to side aspect. Coved ceiling with ceiling light point. Wall mounted panelled radiator. Built in airing cupboard housing Emersion heater and shelving for towels, linen etc. Carpet laid throughout.



SHOWER ROOM

7' 4" x 5' 5" (2.24m x 1.65m) Obscure UPVC double glazed window to side aspect. Ceiling light point. Ceramic tiled walls with wall vented extractor and shaver point. Wall mounted chrome heated towel rail. Suite comprises of an open ended shower cubicle with Electric Mira shower and glass shower screen. Pedestal wash basin with mixer tap and close coupled WC. Tile effect vinyl flooring throughout.

KITCHEN

11' 10" x 7' 0" extending to 11' 4". UPVC double glazed window to rear aspect and corresponding double glazed obscured back door. Two ceiling light points. Wall mounted Baxi boiler. Kitchen appliances include a Beau Matic integral oven and a four ring Electric hob, stainless steel one and a half bowl sink unit with mixer tap and drainer. Range of wall mounted and base level kitchen cabinet & drawer units. Ceramic tiled walls. Wood laminate flooring throughout. Wall mounted panelled radiator. Internal access to garage and utility room.

UTILITY ROOM

4' 4" x 3' 0" (1.32m x 0.91m) Obscure UPVC double glazed window to rear aspect. Ceiling light point. Ceramic tiled walls and flooring. Space & plumbing for washing machine.

GARAGE

16' 3" x 8' 10" (4.95m x 2.69m) With access from internal fire door and up & over access from front. Ceiling light point and ceiling mounted smoke alarm. Various power points throughout.

GARDEN

Low maintenance landscaped garden commences with a paved patio area with inlaid block paving. Raised brick retaining flower beds with steps up to elevated tiered garden. Array of various shrubs, trees and bushes. Timber fenced boundaries. Garden shed. Gated side access to front. External water tap.

COUNCIL TAX BAND D

SOUTHEND ON SEA BOROUGH COUNCIL

