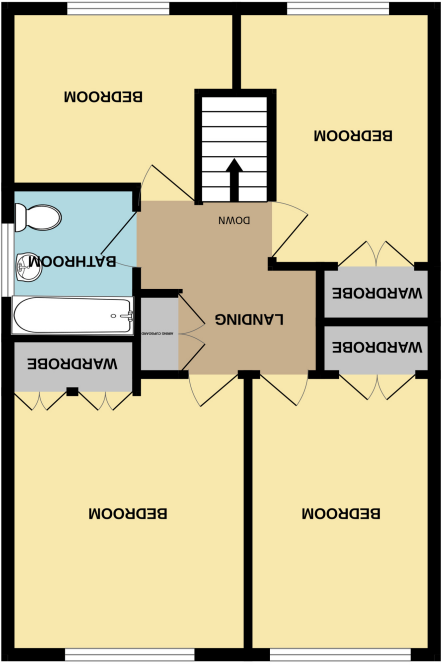
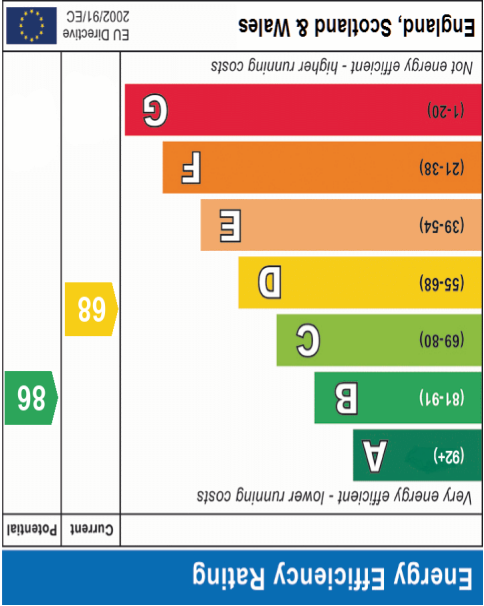
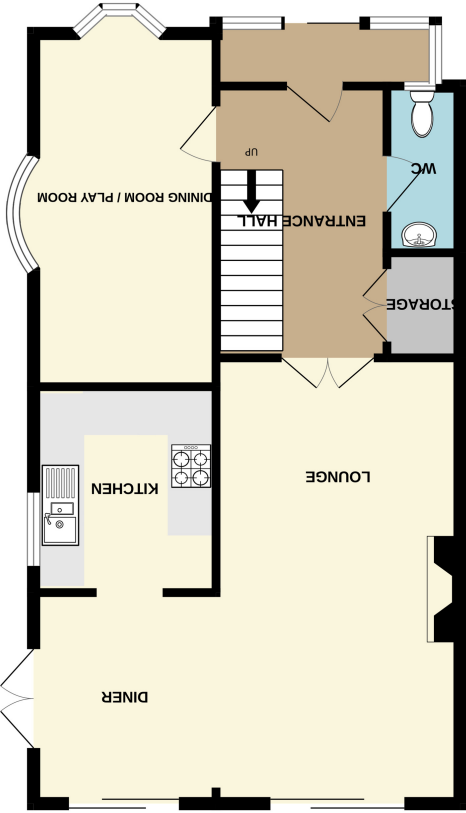


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.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



1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.

TOTAL FLOOR AREA: 1214 sq.ft. (112.8 sq.m.) approx.
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ENTRANCE PORCH

9' 8" x 2' 9" (2.95m x 0.84m) Entrance to the property via a UPVC double glazed sliding door into entrance porch. Wall mounted wall light point. Glazed inner door with corresponding window into entrance hall.

ENTRANCE HALL

7' 3" x 15' 2" (2.21m x 4.62m) Textured coved ceiling. Carpeted staircase rising to first floor. Wall mounted double banked panelled radiator. Built in double cupboard accessed via double opening doors.

GROUND FLOOR WC

2' 11" x 7' 3" (0.89m x 2.21m) Obscure glazed window to front into porch. Textured coved ceiling with ceiling light point. Suite comprises of a pedestal wash basin and close coupled WC.

FORMAL DINING ROOM / PLAYROOM/ HOME OFFICE

15' 1" x 8' 3" (4.60m x 2.51m) UPVC double glazed Bay windows to front and side aspect. Textured coved ceiling with ceiling light point. Two wall mounted light points. Wall mounted panelled radiator. Carpet laid throughout.

L SHAPED LOUNGE DINER

19' 10" x 10' 11" (6.05m x 3.33m) LOUNGE AREA : Textured ceiling with ceiling light point. Four wall mounted light points. Yorkstone fireplace with Gas fire. Wall mounted double banked radiator x 3. Double glazed sliding patio door to garden. Archway through to: DINING AREA measures 9'4" x 7'11". Textured coved ceiling with ceiling light point. Double glazed sliding patio door to rear and double glazed patio doors opening to side. Wall mounted double banked panelled radiator. Two wall mounted light points. Carpet laid throughout. Opening through to kitchen:

KITCHEN

9' 3" x 7' 10" (2.82m x 2.39m) Double glazed window to side aspect. Textured beamed ceiling with ceiling light points. Wall mounted Vaillant boiler. Part ceramic tiled walls/splashbacks. Rolled edged worktops, incorporating a one and a half bowl sink unit with mixer tap & drainer. Four ring Gas hob. Integral Indesit oven & grill. Space & plumbing for washing machine and space for free standing fridge freezer. Wall mounted base level kitchen cabinet unit and drawers. Tiled flooring throughout

FIRST FLOOR LANDING

Via carpeted staircase. Access to loft via pull down loft hatch. Built in airing cupboard housing hot water cylinder, and shelves for towels & linen etc.

BEDROOM ONE

12' 7" x 10' 7" (3.84m x 3.23m) UPVC double glazed window to rear aspect. Textured coved ceiling with ceiling light point. Built in wardrobes, wall mounted panelled radiator. Carpet laid throughout.

BEDROOM TWO

12' 7" x 4' 0" (3.84m x 1.22m) UPVC double glazed window to rear aspect. Textured ceiling with ceiling light point. Wall mounted panelled radiator. Built in wardrobes. Carpet laid throughout.

BEDROOM THREE

7' 3" x 11' 9" (2.21m x 3.58m) UPVC double glazed window to front aspect. textured ceiling with ceiling light point. Wall mounted panelled radiator. Built in wardrobe. Wall mounted built in storage unit inset to recess.

BEDROOM FOUR

8' 5" x 7' 11" (2.57m x 2.41m) UPVC double glazed window to front aspect. Textured ceiling with ceiling light point. Wall mounted panelled radiator. Wall mounted storage unit inset to recess. Carpet laid throughout.

BATHROOM

6' 9" x 5' 6" (2.06m x 1.68m) Obscure UPVC double glazed window to side aspect. Textured coved ceiling with inset spotlighting. Ceramic tiled walls. Wall mounted panelled radiator. Suite comprises of panelled bath with mixer tap & shower attachment. Pedestal wash basin, close coupled WC.

GARDEN

Wrap around garden, accessed via three sets of patio doors. Timber fenced boundaries and garden side gate to front. Timber pitched roof summerhouse. Garden comprises of a range of mature garden shrubs & bushes bordering the fence line. Side patio area and main lawn area. Access to Garage via courtesy door.

GARAGE

Accessed via up & over door at front and courtesy door from garden. Inspection pit for mechanical enthusiasts.

COUNCIL TAX BAND D

Rochford District Council

