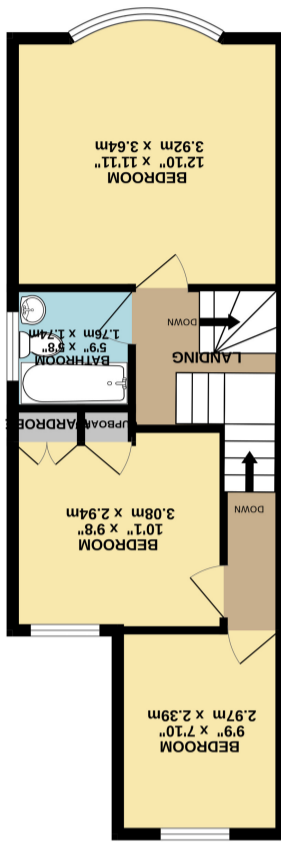
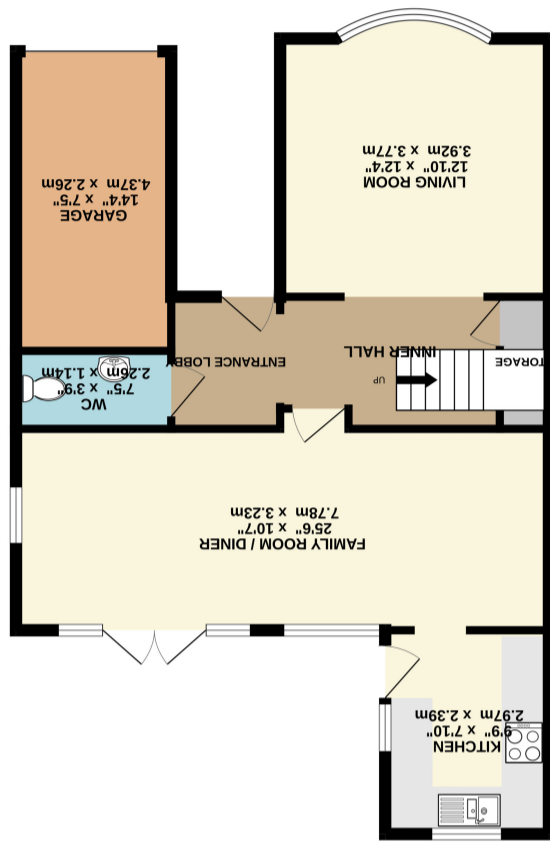


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.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

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England, Scotland & Wales	
83	60



1ST FLOOR 447 sq.ft. (61.3 sq.m.) approx.



GROUND FLOOR 736 sq.ft. (68.3 sq.m.) approx.

TOTAL FLOOR AREA - 1182 sq.ft. (109.6 sq.m.) approx.





PROPERTY PARTICULARS

*** LOCATION, LOCATION - JUST OFF THE HIGH ST ***
This attractive character home offers EXTENDED ACCOMMODATION with a huge family dining room, COMPLIMENTARY DISTINCTIVE FITTED KITCHEN, ground floor WC, HIGH CEILINGS & MUCH MORE! The property offers off street parking for approx. 3 vehicles & also has a garage. To the rear is a landscaped garden approximately 75ft! Brought to the market with NO ONWARD CHAIN!

FRONTAGE

Approached via dropped kerb from road to a block paved driveway for 2/3 vehicles. Access to garage. Side entrance gate to garden. Hardwood entrance door with double glazed opaque inserts into entrance lobby.

ENTRANCE LOBBY

6' 10" x 5' 3" (2.08m x 1.60m) Smooth plastered ceiling, inset spotlighting, tiled flooring. Door to ground floor WC.

GROUND FLOOR WC

7' 2" x 3' 9" (2.18m x 1.14m) Smooth plastered ceiling with inset spotlighting. Wall mounted extractor vent. Suite comprises of a close coupled push button flush WC. Suspended wash basin with mixer tap, tiled splashbacks, inset to high gloss vanity storage unit drawer. Wall mounted panelled radiator. Continuation of tiled flooring from entrance lobby.

INNER HALLWAY

13' 0" maximum x 5' 10" (3.96m x 1.78m). High level ceiling with ceiling light point. Carpeted staircase with timber balustrade with Wrought Iron design banisters. Low level wall mounted double banked panelled radiator. Built in under-stairs storage cupboard housing Electricity fuse board, and Electric & Gas meters. Opening to living room:

BAY FRONTED LIVING ROOM

12' 10" x 11' 10" (3.91m x 3.61m) Plus Bay. UPVC double glazed lead light Bay window to front aspect with internal fitted shutter blinds. Corniced ceiling with wall mounted picture rails and low level skirting heating. Wood laminate flooring laid throughout.

EXTENDED FAMILY DINING ROOM

26' 0" x 9' 9" (7.92m x 2.97m) Coved ceiling with two ceiling light points inset to ceiling roses. Low level skirting heating. Obscure UPVC double glazed window to side. UPVC double glazed patio doors with matching side panels opening to garden, additional single glazed feature window overlooking garden. Wood laminate flooring laid throughout. Opening through to fitted kitchen:



SEPARATE KITCHEN

9' 10" x 7' 10" (3.00m x 2.39m) UPVC double glazed window to rear aspect with corresponding UPVC double glazed side door and window to garden. Smooth plastered coved ceiling with ceiling light point. Wall mounted concealed combi boiler. Range of wall mounted and base level kitchen cabinet units & drawers. Rolled edged worktop incorporating a one and a half bowl sink unit with mixer tap and drainer, four ring Electric hob with stainless steel extractor over, integral Bosch Electric fan oven beneath. Space & plumbing for washing machine and dishwasher. Tiled flooring laid throughout. Feature ceramic tiled splashbacks to three aspects.

FIRST FLOOR LANDING

Via split level staircase, access to loft, ceiling light point, wall mounted picture rails. Carpeted throughout. Wall mounted panelled radiator.

MAIN BEDROOM

12' 11" x 11' 10" (3.94m x 3.61m) plus Bay. Smooth plastered coved ceiling with ceiling light point. UPVC lead light double glazed Bay window to front aspect with views towards Rayleigh Windmill. Feature internal fitted shutter blinds. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM TWO

9' 10" x 9' 9" (3.00m x 2.97m) UPVC double glazed window to rear aspect. Coved ceiling with ceiling light point. Wall mounted panelled radiator. Built in storage cupboard/original airing cupboard. Built in wardrobe. Carpeted throughout.

BEDROOM THREE

9' 11" x 7' 11" (3.02m x 2.41m) UPVC double glazed window to rear aspect. Ceiling light point with ceiling rose. Wall mounted picture rails. Wall mounted panelled radiator. Wood laminate flooring.

BATHROOM

5' 10" x 5' 8" (1.78m x 1.73m) UPVC double glazed obscure window to side aspect. Smooth plastered coved ceiling with inset spotlighting. Ceramic tiled walls with tile effect vinyl flooring. Suite comprises of a close coupled WC, pedestal washbasin, panelled bath with Electric Triton wall mounted shower over, glass fitted shower screen.

REAR GARDEN

Commences with a neatly laid sandstone patio area with brick edging. Railway sleeper steps up to a main lawn area with feature inset flower bed borders. To the end of the garden there is a raised sleeper flower bed and additional corner paved patio area. External wall mounted light point, external water tap, side access via garden gate to front.

COUNCIL TAX BAND D

Rochford District Council

