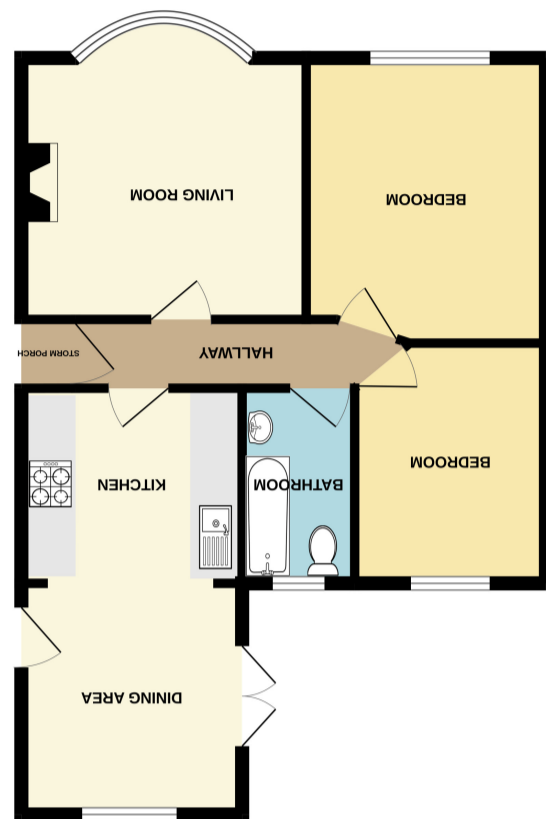


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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: 572 sq ft. (53.2 sq m.) approx. Made with Metreplan 2024



ACCOMMODATION 572 sq.ft. (53.2 sq.m.) approx.





### ENTRANCE

Entrance via entrance storm porch. Timber entrance door with obscure glazed inserts into entrance hall.

### INNER HALLWAY

13' 4" maximum x 2' 9" (4.06m x 0.84m) Access to loft. Wall mounted light point and wall mounted central heating thermostat. Wall mounted panelled radiator. Carpet laid throughout.

### BAY FRONTED LIVING ROOM

13' 0" into bay - narrows to 11' 0" x 11' 11" Double glazed Bay window to front aspect. Coved ceiling with ceiling light point. Wall mounted double banked panelled radiator. Moulded fireplace with electric flame effect fire inset. Carpet laid throughout.

### MODERN FITTED KITCHEN OPEN TO DINER / EXTENSION

Kitchen Area 9' 0" x 7' 10" (2.74m x 2.39m)  
Kitchen comprises of a range of wall mounted and base level gloss kitchen units with quartz effect worktops incorporating stainless steel sink unit with mixer tap and drainer. Four ring gas hob and integral oven. Built in cupboard housing 'Vaillant' combi boiler. Integrated dishwasher, washing machine and under counter fridge. Ceramic tiled bevelled brick style splash backs. Vinyl flooring laid throughout, extending through to dining area.

### DINING AREA

9' 8" x 9' 5" (2.95m x 2.87m) UPVC double glazed window to rear aspect and corresponding side door and additional patio doors to the other side. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Continuation of vinyl flooring laid throughout.



### BEDROOM ONE

12' 0" narrowing to 11' 0" x 10'. Double glazed window to front aspect. Ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

### BEDROOM TWO

10' 1" x 8' 0" (3.07m x 2.44m) UPVC double glazed window to rear aspect. Ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

### BATHROOM

7' 10" x 4' 6" (2.39m x 1.37m) Obscure UPVC double glazed window to rear aspect. Ceiling light point. Ceramic tiles to walls at half height. Quarry tiled flooring. Wall mounted towel rail. Suite comprises of panelled bath with mixer tap and shower attachment over. Suspended wash basin and close coupled WC.

### GARDEN

Commences with garden side gate from front with pathway and steps leading up to a tiered lawn area. A range of established shrubs, trees and bushes. Large wedged shape plot with a Southerly aspect, timber fenced boundaries to two sides. Hard standing for garden shed.

### COUNCIL TAX BAND C

ROCHFORD DISTRICT COUNCIL

