

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 - 717 sq ft. (66.6 sq.m.) approx.
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GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.

Energy Efficiency Rating		
England, Scotland & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
G		
F		
E		
D		
C		
B		
A		
Very energy efficient - lower running costs		
Current		
Potential		





PROPERTY FRONTAGE & REAR GARDEN

Attractive corner plot with: Part Lawn & Part Shingled Areas; Mature Palm Trees & Evergreens; Timber Gated Access to Rear; Access to Driveway & Garage.

Rear Garden: Low Maintenance Lawn Area; Timber Fence to Side Boundaries; Brick Wall to Rear Boundary; Gated Access to Driveway; Door to Garage; Paved Patio Area to Rear and Side of Property with Potential to Extend (stpp)

ENTRANCE HALLWAY

10' 3" x 8' 2" (3.12m x 2.49m) narrows to 4 ft 1 ins Light & Bright Entrance Hallway with: Laminate Flooring; Radiator; Ceiling Light Fitting; Doors to Living, Bedrooms, Shower Room, Entrance to Kitchen.

KITCHEN

10' 0" x 9' 0" (3.05m x 2.74m) NEWLY INSTALLED KITCHEN, comprising of: Integrated Dishwasher; Integrated Electric Oven and Hob; Chimney Extractor Fan; Composite Sink & Drainer; Chrome Mixer Tap. Ample Wall and Base Units to include Drawers and Deep Pan Drawer; Space for Fridge Freezer; Laminate Flooring; Ceiling Light Fitting; Double-Glazed Windows to Side; Door to Utility.

UTILITY ROOM

8' 0" x 7' 0" (2.44m x 2.13m) Plenty of additional storage space with: Wall-Mounted Units; Worktops; Plumbing for Washing Machine; Space for Dryer; Double-Glazed Window and Door to Rear Garden.

LIVING ROOM

13' 0" x 11' 6" (3.96m x 3.51m) Character-filled living room with: Fitted Display Units to Recess; Carpeted Flooring; Feature Fireplace with Back Boiler; Radiator; Ceiling and Wall Light Fittings. Two Steps Down to Dining Area.

DINING AREA

13' 8" x 7' 8" (4.17m x 2.34m) Lovely and Bright Dining Area with: Double-Glazed Windows and French Doors to Rear Garden; Timber Flooring; Radiator; Wall Light Fittings.

SHOWER ROOM

6' 0" x 5' 5" (1.83m x 1.65m) Modern Three-Piece Shower Room Comprising of: Wall-Mounted Basin; Mixer Tap; WC; Mira Advance Flex Shower; Fully-Tiled Walls; Non-Slip Lino Flooring; Wall-Mounted Towel Radiator; Double-Glazed Window.

BEDROOM ONE

12' 5" x 10' 0" (3.78m x 3.05m) Double Bedroom with: Carpeted Flooring; Ceiling Light Fitting; Radiator; Double-Glazed Window.

BEDROOM TWO

11' 4" x 9' 2" (3.45m x 2.79m) Double Bedroom with: Carpeted Flooring; Storage Cupboard; Ceiling and Wall Light Fittings; Radiator; Double-Glazed Window.

ADDITIONAL INFORMATION

Council Tax Band C - Rochford Council
Loft - Insulated and Partly Boarded

