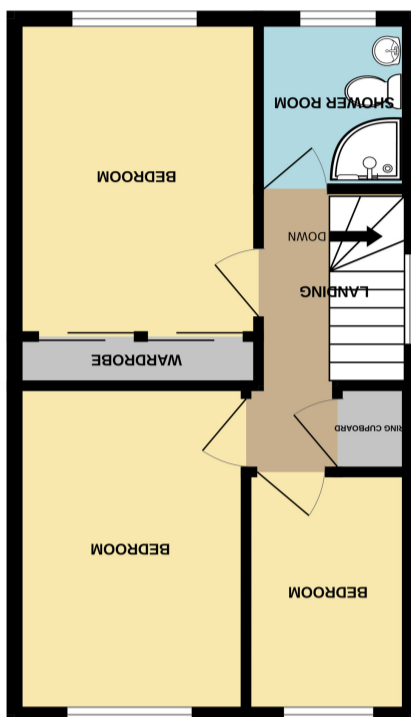
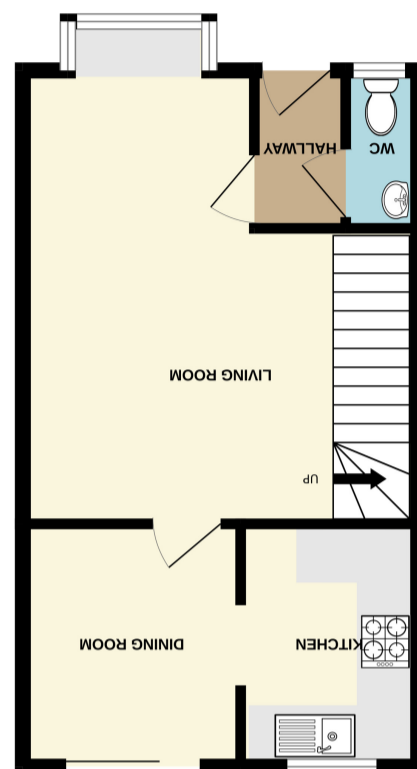


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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: 757 sq.ft. (70.3 sq.m.) approx. Made with Mapbox ©2024



Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A (92+)	87
B (81-91)	
C (69-80)	73
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	





#### FRONTAGE

Approached by two allocated parking spaces with block paved area to front, which extends around to the side of the property leading to the garden side gate.

#### ENTRANCE

Step up to entrance door with double glazed lead light inserts into hallway.

#### HALLWAY

Textured ceiling with ceiling light point. Wall mounted panelled radiator. Ceramic tiled flooring, ceramic tiled walls at half height.

#### GROUND FLOOR WC

6' 4" x 2' 8" (1.93m x 0.81m) Double glazed obscure window to front aspect. Textured ceiling with ceiling light point. Wall mounted electricity fuse board. Full ceramic tiled walls and flooring. Close coupled WC, pedestal wash basin with mixer tap, chrome heated towel rail.

#### LIVING ROOM

16' 8" x 15' 2" (5.08m x 4.62m) maximum - narrows to 12'. Double glazed box bay window to front aspect. Textured ceiling with ceiling light point. Two wall mounted panelled radiators. Wall mounted central heating thermostat. Carpeted throughout. Carpeted staircase with timber balustrade and handrail rising to first floor.

#### DINING ROOM

8' 0" x 8' 11" (2.44m x 2.72m) Double glazed sliding patio doors opening to rear garden. Textured ceiling with ceiling light point. Wall mounted double banked panelled radiator. Ceramic tiled flooring laid throughout. Fitted storage cupboard. Archway through to kitchen:

#### KITCHEN

6' 7" x 8' 8" (2.01m x 2.64m) Double glazed window to rear aspect. Smooth plastered ceiling with ceiling light point. Concealed wall mounted Worcester Boiler, wall mounted heating & hot water programmer. Kitchen comprises of a range of wall mounted & base level kitchen cabinet units and drawers. Rolled edge worktops and mosaic style ceramic tiled splashbacks to all aspects. Four ring gas hob with extractor hood over. Stainless steel sink unit with mixer tap & drainer. Integral Bosch electric oven & grill. Space for free standing fridge/freezer. Integral slimline dishwasher. Space & plumbing for washing machine. Ceramic tiled flooring throughout.



#### FIRST FLOOR LANDING

Via carpeted return staircase. Large double glazed feature side window. Access to loft via pull down loft hatch with fitted loft ladder. Built in over-stairs airing/storage cupboard housing hot water cylinder.

#### BEDROOM ONE

13' 6" into wardrobe x 8' 10" (4.11m x 2.69m) . Double glazed window to front aspect. Textured ceiling with ceiling point. Wall mounted panelled radiator. Fitted wardrobes with sliding mirror fronted doors. Wood laminate flooring laid throughout.

#### BEDROOM TWO

12' 2" x 8' 5" (3.71m x 2.57m) Double glazed window to rear aspect. Textured ceiling with ceiling light point. Picture rails to all walls. Wall mounted panelled radiator. Carpet laid throughout.

#### BEDROOM THREE

8' 10" x 6' 5" (2.69m x 1.96m) Double glazed window to rear aspect. Textured ceiling with ceiling light point. Picture rails to all walls. Wall mounted panelled radiator. Wood laminate laid throughout.

#### SHOWER ROOM

6' 5" x 6' 0" (1.96m x 1.83m) Obscure double glazed window to front aspect. Smooth plastered ceiling with inset spotlighting and extractor above shower. Fitted shower with thermostatic mixer shower inset via glass sliding doors to enclosure. Push flush WC, pedestal wash basin with mixer tap, chrome heated towel rail. Ceramic tiled walls and flooring throughout.

#### GARDEN

Commences with paved patio area, timber fenced boundaries with two side gates, one to front and one to side aspect. Hard standing with garden shed. Brick retaining wall with step up to lawn with flower bed & shrub borders. Outside tap / hose point.

#### COUNCIL TAX BAND C

Rochford District Council.

