

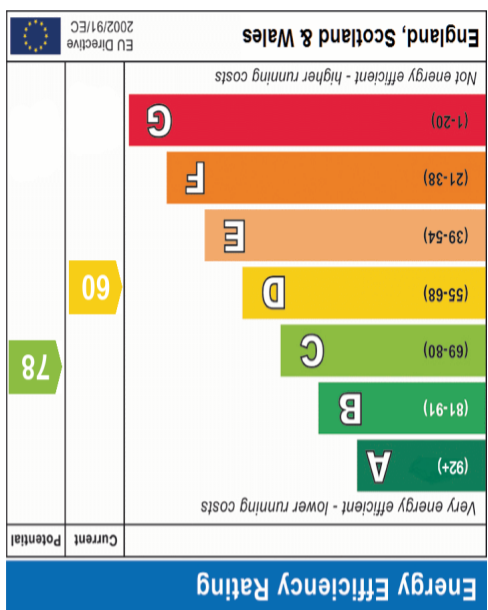
Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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 - 909 sq ft (84.5 sq m.) approx.
Made with Measure 2008



1ST FLOOR
458 sq ft (42.5 sq m.) approx.

GROUND FLOOR
451 sq ft (41.9 sq m.) approx.





FRONTAGE

Approached via a drop kerb to a pressed concrete patterned driveway with side & front garden area comprising of lawn & flower bed borders with access to enclosed car port with up & over garage door and courtesy side door inset to canopy storm porch.

ENTRANCE HALL

10' 9" x 5' 1" (3.28m x 1.55m) UPVC double glazed obscure glass entrance door into entrance hall. Ceiling light point. Wall mounted panelled radiator. Built in fitted storage and shelving units, ideal for cloaks & shoes etc. Access via archway through to kitchen.

KITCHEN

12' 0" x 8' 0" (3.66m x 2.44m) UPVC double glazed window to front aspect with corresponding side window and double glazed door with obscure glass inserts to side access/carport. Smooth plastered ceiling with two ceiling light points. Ceramic tiled walls throughout. Mosaic tile feature splashbacks. Rolled edged worktops incorporating a four ring Neff halogen hob. Stainless steel one a half bowl sink unit with mixer tap and drainer. Range of wall mounted and base level kitchen cabinet units and drawers. Integral oven & grill, integral freezer and integral fridge. Enclosed cabinet with space & plumbing for free standing washing machine. Vinyl flooring laid throughout.

DINING AREA

13' 8" x 9' 1" plus 1'9" door recess. Accessed from entrance hall. UPVC double glazed window to side aspect. Ceiling light point. Wall mounted panelled radiator. Carpet laid throughout. Opening to living room area.

LIVING ROOM

13' 8" x 10' 5" to fireplace. UPVC double glazed window and door opening to garden. Ceiling light point. Wall mounted panelled radiator. Feature Yorkstone fireplace central to the room with built in gas fire with Baxi back boiler. Feature open tread staircase rising to first floor. Wall mounted central heating thermostat, feature shelving units to flank wall.

FIRST FLOOR LANDING

13' 0" x 5' 7" (3.96m x 1.70m) Via open tread carpeted staircase with timber balustrade to first floor landing. Access to loft with fitted loft ladder. Ceiling light point. Built in airing cupboard housing hot water cylinder/emersion heater.



BEDROOM ONE

13' 8" x 12' 6" narrows to 10'8". UPVC double glazed window to rear aspect. Ceiling light point. Two wall mounted light points. Wall mounted panelled radiator. Feature fitted bedroom furnishings including a drawer unit, dressing table and fitted wardrobes with two mirror fronted units and inset drawers. Carpet laid throughout.

BEDROOM TWO

13' 8" x 8' 1" (4.17m x 2.46m) Two UPVC double glazed windows to front aspect. Ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM THREE

9' 2" x 7' 8" (2.79m x 2.34m) UPVC double glazed window to side aspect. Ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

MODERN FITTED SHOWER ROOM

7' 7" x 5' 3" (2.31m x 1.60m) Obscure UPVC double glazed window to side aspect. Ceiling light point. Ceramic tiled walls with feature contrasting mid-high border. Chrome heated towel rail. Wood effect vinyl flooring throughout. Suite comprises of a low level push flush WC, wash basin with mixer tap inset to vanity storage unit. Feature walk in shower cubicle with thermostatic mixer shower inset.

GARDEN

With dual access via the semi enclosed carport from kitchen and the lounge diner. Commences with a paved patio area onto a lawn with feature flower bed and shrub borders. A variety of tree's including pear and apple. Small shallow feature pond. To the side of the property leading to the carport is an external water tap / hose point and timber shed.

CARPORT

A semi enclosed carport with flat roof and open rear to garden. Accessed from driveway via an up and over garage door with additional courtesy side door beneath canopied storm porch.

COUNCIL TAX BAND C

Southend On Sea Council