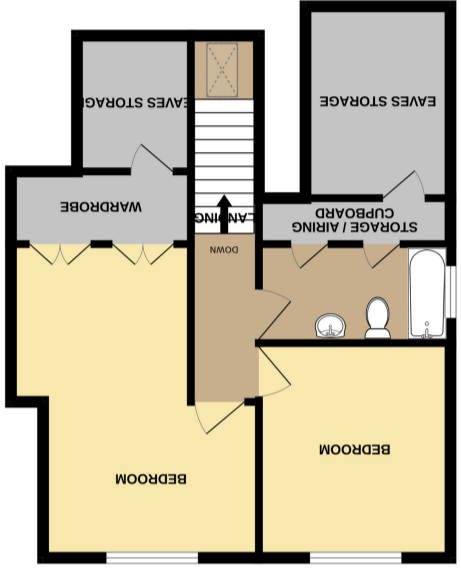


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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
81	44
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+)	G (1-20)
B (81-91)	F (21-38)
C (69-80)	E (39-54)
D (55-68)	D (55-68)
E (39-54)	C (69-80)
F (21-38)	B (81-91)
G (1-20)	A (92+)



TOTAL FLOOR AREA: 1459 sq.ft. (135.5 sq.m.) approx.  
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#### ENTRANCE

Approached via two drop kerbs from roadway into a sweeping in and out driveway for approximately four vehicles with centred retaining brick wall with flower bed inset, twin flower bed borders to both sides. Access to garage via double opening doors. Step up to hard wood entrance door through to entrance reception room.

#### FRONT RECEPTION ROOM

12' 0" x 10' 11" (3.66m x 3.33m) Double glazed lead light window to front aspect and feature picture window to side. Textured coved ceiling with ceiling light point. Wall mounted double banked panelled radiator. Carpeted throughout. Archway through to a part return staircase to first floor. Inner door from entrance reception through to inner hallway.

#### INNER HALLWAY

8' 10" narrowing to 3' 3" x 14' 3" L-shaped inner hallway with a built in storage cupboard with inset shelving and light point. Textured coved ceiling throughout with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

#### LIVING ROOM

16' 10" x 12' 5" (5.13m x 3.78m) UPVC double glazed sliding patio door to South facing garden. Textured coved ceiling with ceiling light point. Wall mounted double banked panelled radiator. Centred brick fireplace with gas fire inset (not tested). Two wall mounted light points. Carpet laid throughout.

#### DINING ROOM / GROUND FLOOR BEDROOM

12' 5" narrowing to 9' 3" x 12' 5" Double glazed lead light window to front aspect. Textured coved ceiling with ceiling light point. Wall mounted panelled radiator. Built in understairs storage cupboard via double opening louvre doors. Carpet laid throughout.

#### KITCHEN/BREAKFAST ROOM

12' 0" x 9' 10" (3.66m x 3.00m) Double glazed door opening to garden with a lead light single glazed window to rear aspect and corresponding window to side. Textured beamed ceiling with ceiling light point. Feature plate rail. Ceramic tiled walls to two aspects. Wall mounted and base level hardwood kitchen cabinet and drawer units with rolled edge worktops. Stainless steel sink unit with mixer tap & drainer. Four ring electric hob and built in split level over & grill combination. Space & plumbing for washing machine and under unit space for two appliances. Low level cupboard housing a Baxi Boiler. Wall mounted heating and hot water control programmer. High level wall mounted electric fuse board. Wall mounted panelled radiator, tiled flooring laid throughout.



#### GROUND FLOOR FOUR PIECE BATHROOM

9' 2" x 8' 3" (2.79m x 2.51m) Two obscure lead light single glazed windows to side aspect. Textured ceiling with two ceiling light points, two wall mounted light points above wash basin area. Suite comprises a panelled bath with mixer tap and a close coupled WC. Walk in shower cubicle with thermostatic mixer shower with rainfall showerhead and additional handheld hose. Ceramic tiles to enclosure. Wash basin inset to vanity storage unit with rolled edge top and mixer tap. Wall mounted panelled radiator. Carpet laid throughout.

#### FIRST FLOOR LANDING

Double glazed Velux window to front aspect. Textured ceiling with ceiling light point. Carpet laid throughout.

#### BEDROOM ONE

9' 1" x 16' 7" (2.77m x 5.05m) to the built in wardrobes. UPVC double glazed window to rear aspect. Textured coved ceiling with two ceiling light points. Wall mounted panelled radiator. Twin built in wardrobes with further access to eaves storage.

#### BEDROOM TWO

10' 11" x 9' 7" (3.33m x 2.92m) UPVC double glazed window to rear aspect. Textured coved ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

#### FIRST FLOOR BATHROOM

9' 8" x 5' 0" (2.95m x 1.52m) UPVC obscure double glazed window to side aspect. Ceramic tiled walls. Textured ceiling with ceiling light point. Wall mounted panelled radiator. Panelled bath with mixer tap and electric shower over. Close coupled WC and pedestal wash basin. Wall mounted panelled radiator. Built in storage via double opening doors, housing hot water cylinder and additional eaves storage.

#### SOUTH FACING GARDEN

APPROX' 70' 0" (21.34m) Commences with a crazy paved patio with feature brick retaining wall with steps up to the remainder of the garden, which is mainly laid to lawn. Large array of established shrubs and bushes, timber fenced boundaries. Additional paved patio area to the end of garden. Side access to front. Rear access to garage.

#### PITCHED ROOF GARAGE

16' 6" x 8' 8" (5.03m x 2.64m) Double opening doors from front, courtesy door to garden. Power & lighting connected.

#### COUNCIL TAX BAND E

Rochford District Council

