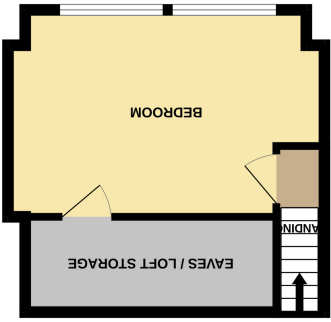
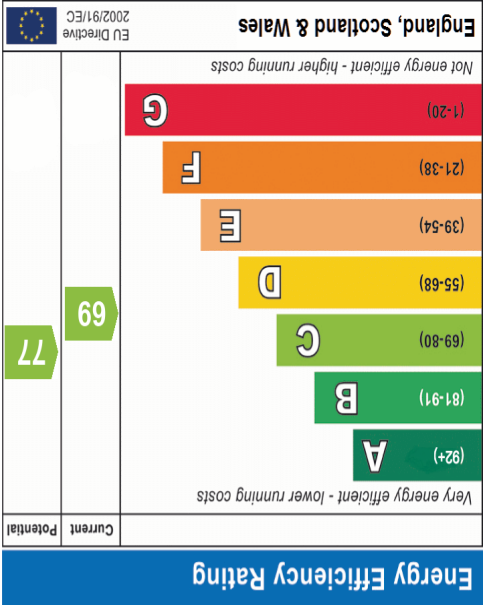
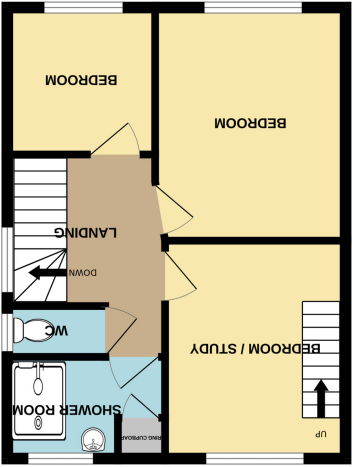


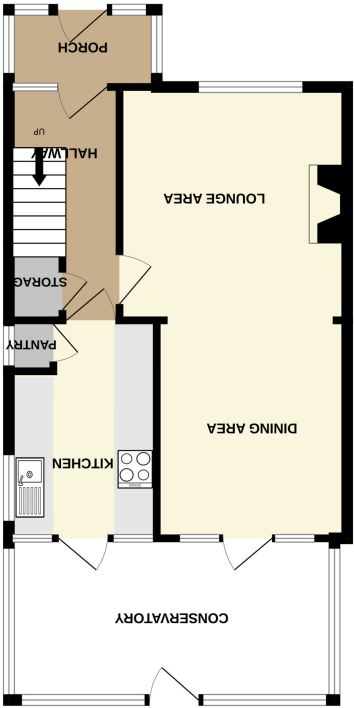
Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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.



2ND FLOOR  
240 sq.ft. (22.3 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



GROUND FLOOR  
554 sq.ft. (51.4 sq.m.) approx.

TOTAL FLOOR AREA : 1188 sq.ft. (110.4 sq.m.) approx.  
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**FRONTAGE**

Approached via roadway to a block paved driveway with front lawn garden area. Feature brick wall. Timber fenced boundary to one aspect and side access to garden via garden gate.

**ENTRANCE PORCH**

7' 3" x 3' 11" (2.21m x 1.19m) Via a UPVC double glazed entrance door with obscure glazed inserts and corresponding glazed windows. Smooth plastered ceiling with inset LED spotlights. UPVC double glazed entrance door into hallway.

**HALLWAY**

11' 4" x 5' 8" (3.45m x 1.73m) Clad timber ceiling with ceiling light point. Wall mounted panelled radiator. Understairs storage cupboard. Staircase rising to first floor. Doors to lounge/diner and kitchen.

**LOUNGE/DINER**

23' 4" x 11' 7" to lounge area - narrowing to 9'6" to dining area. UPVC double glazed window to front aspect. Crittall door to dining area to conservatory. Coved ceiling with ceiling light fans x 2. Wall mounted central heating thermostat. Wall mounted double banked panelled radiators x 2. Brick built fireplace to lounge area. Carpet laid throughout.

**KITCHEN**

11' 1" x 7' 7" (3.38m x 2.31m) Modern fitted kitchen comprising of a range of wall mounted base level kitchen cabinet units in contemporary gloss grey. UPVC double glazed obscure window to side aspect and corresponding door and windows into conservatory. Rolled edged work surfaces incorporating a Bosch Electric induction hob and stainless steel sink unit whit mixer tap & drainer. Bevelled brick splashback tiles. Integral Bosch oven & grill combination. Space & plumbing for washing machine. Integral fridge and integral freezer. Built in understairs storage/larder. Smooth plastered ceiling with inset LED spotlights.

**CONSERVATORY**

16' 9" x 8' 2" (5.11m x 2.49m) Sloping semi translucent polycarbonate roof. UPVC double glazed windows and door opening to garden.

**FIRST FLOOR LANDING**

10' 1" x 8' 1" (3.07m x 2.46m) maximum. Via carpeted staircase with half return. Ceiling light point. UPVC obscure double glazed window to side aspect. Newly laid carpet throughout.

**SHOWER ROOM**

5' 3" x 8' 0" (1.60m x 2.44m) Modern tiled shower room with UPVC obscure double glazed window to rear. Smooth plastered ceiling with ceiling light point. New laid vinyl flooring. Built in airing cupboard housing hot water cylinder and shower pump. Double shower cubicle with thermostatic mixer shower inset. Pedestal washbasin and chrome heated towel rail.

**SEPERATE WC**

Obscure UPVC double glazed window to side aspect. Smooth plastered ceiling with ceiling light point. Ceramic tiled walls with feature mosaic inlay contrasting boarder. Push flush WC. Newly laid vinyl flooring throughout.

**FIRST FLOOR BEDROOM ONE**

12' 4" x 9' 10" (3.76m x 3.00m) UPVC double glazed window to front aspect. Ceiling light fan. Wall mounted panelled radiator. Newly laid carpet throughout.

**FIRST FLOOR BEDROOM THREE**

7' 5" x 7' 5" (2.26m x 2.26m) UPVC double glazed window to front aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Newly laid carpet throughout.

**FIRST FLOOR BEDROOM TWO WITH (ACCESS TO 2ND FLOOR BEDROOM FOUR)**

10' 11" x 9' 2" (3.33m x 2.79m) UPVC double glazed window to rear aspect. Ceiling light point. Wall mounted double banked panelled radiator. Newly laid carpet. Stairs rising to second floor bedroom.

**SECOND FLOOR BEDROOM**

14' 0" x 11' 11" (4.27m x 3.63m) UPVC double glazed window to front aspect into Dorma. Smooth plastered ceiling with ceiling light fan and additional ceiling light point. Cupboard into remainder of loft/eaves. Wall mounted double banked radiator. Newly laid carpet throughout.

**LARGE LANDSCAPED WEDGE SHAPE GARDEN**

Feature raised flower beds inset to brick retaining wall. Remainder mainly laid to lawn. Timber fenced boundaries. Garden shed to remain. Patio pathway area leading round the side of the property to garden gate for front access.

**COUNCIL TAX BAND D**

ROCHFORD DISTRICT COUNCIL

