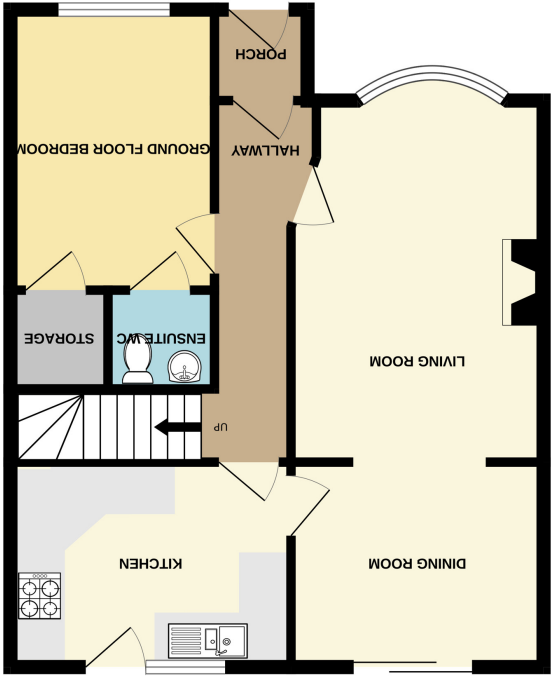
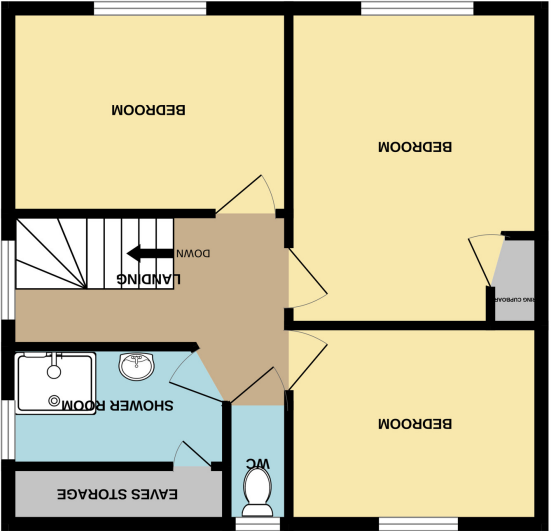
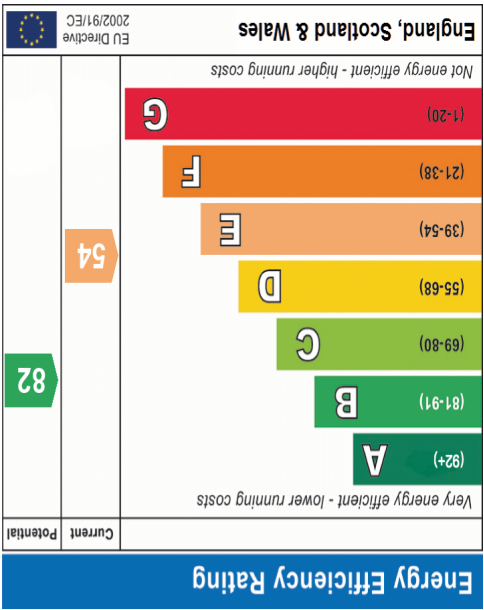


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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: 1046 sq.ft. (97.1 sq.m.) approx.
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FRONTAGE

Approached via drop kerb to a block paved driveway and a small front lawn garden area with laurel shrub boundary to one aspect. Step up to entrance porch.

ENTRANCE PORCH

3' 11" x 3' 9" (1.19m x 1.14m) UPVC double glazed entrance porch. Ceiling light point. Part exposed brick wall. Inner UPVC double glazed door into entrance hall.

ENTRANCE HALL

15' 3" x 4' 3" narrows to 3'3" Textured coved ceiling with ceiling light point. Wall mounted panelled radiator inset to ornate radiator cover. Staircase rising to first floor. Carpet laid throughout. Wall mounted central heating thermostat.

GROUND FLOOR BEDROOM FOUR

11' 8" x 7' 11" (3.56m x 2.41m) UPVC double glazed lead light window to front aspect. Textured coved ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout. Built in storage cupboard housing boiler and storage. Door to ensuite WC.

ENSUITE WC

4' 5" x 4' 1" (1.35m x 1.24m) Textured coved part sloping ceiling with ceiling light point. Wall vented extractor. Push flush WC. Wash basin with mixer tap inset to vanity storage unit. Ceramic tiled walls.

LIVING ROOM

15' 1" x 10' 5" narrowing to 9'5". Dual access from dining room and hallway. Coved ceiling with ceiling light point. Wall mounted panelled radiator. Centred gas fireplace with marble hearth. Carpeted throughout. Square archway opening to dining room.

DINING ROOM

10' 5" x 8' 6" (3.17m x 2.59m) UPVC double glazed sliding patio door to garden. Coved ceiling with ceiling light point. Wall mounted panelled radiator. Continuation of carpet from living room.

KITCHEN

11' 7" x 8' 4" (3.53m x 2.54m) Dual access from hallway and dining room. UPVC double glazed window and corresponding door opening to garden. Coved ceiling with florescent ceiling light. Ceramic tiled walls. Tile effect vinyl flooring laid throughout. Kitchen comprises of a range of wall mounted and base level kitchen cabinet and drawer units with rolled edge worktops incorporating four ring gas hob and a one and a half bowl sink unit with mixer tap and drainer. Integral split level Stoves oven and grill. Wall mounted panelled radiator. Integral fridge, integral freezer, cupboard space with plumbing for washing machine.



FIRST FLOOR LANDING

Via carpeted return staircase with UPVC double glazed lead light window at half landing. Access to loft. Ceiling light point. Continuation of carpet throughout.

BEDROOM ONE

13' 1" x 10' 4" (3.99m x 3.15m) UPVC double glazed lead light window to front aspect. Ceiling light point. Wall mounted panelled radiator. Range of built in bedroom furniture including wardrobes, corner shelving, dressing table, overhead bed surround storage. Built in cupboard housing hot water cylinder.

SHOWER ROOM

8' 9" x 5' 0" (2.67m x 1.52m) Obscure UPVC double glazed window to side aspect. Ceiling light point. Wall mounted extractor vent. Full ceramic tiled walls. Wall mounted panelled radiator. Eaves storage cupboard. Suite comprises a thermostatic Electric shower and pedestal washbasin.

SEPARATE WC

4' 11" x 2' 7" (1.50m x 0.79m) Obscure UPVC double glazed window to rear aspect. Ceiling light point. Full ceramic tiled walls. Push flush WC.

BEDROOM TWO

10' 5" x 8' 3" (3.17m x 2.51m) UPVC double glazed window to rear aspect. Wall mounted panelled radiator. Exposed floorboards throughout.

BEDROOM THREE

11' 9" x 8' 4" (3.58m x 2.54m) UPVC double glazed lead light window to front aspect. Ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

GARDEN

Commences with a slabbed patio area with the remainder mainly lawned with mix of brick and timber fenced boundaries. To the the far end is a raised timber decking area. Garden shed and gated side access from front.

COUNCIL TAXBAND C

Rochford District Council.