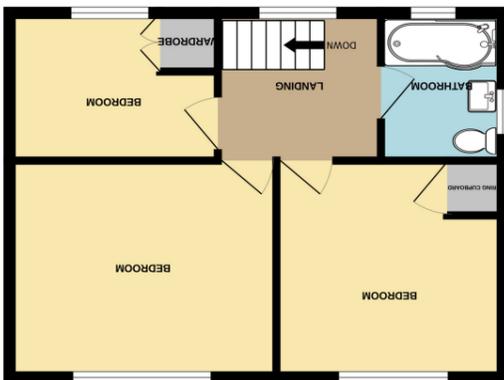
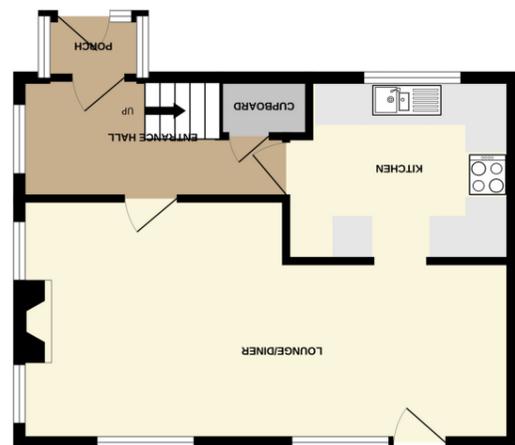


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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: 840 sq.ft. (78.1 sq.m.) approx.
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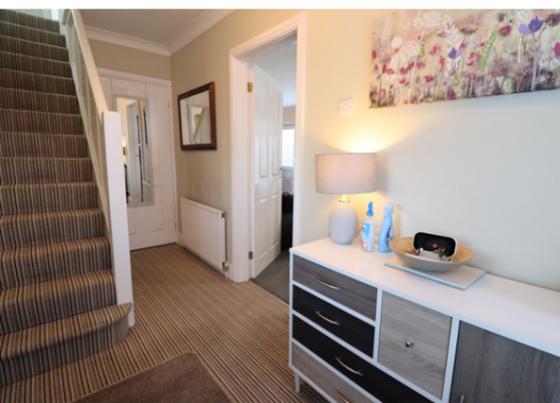


416 sq.ft. (38.6 sq.m.) approx.



425 sq.ft. (39.5 sq.m.) approx.





ENTRANCE

Property is approached from the roadside via a drop kerb with hard standing for off street parking for several vehicles leading to side access to garage located in garden. Front garden on a corner plot with centred pathway and steps up to recently built UPVC double glazed entrance porch.

ENTRANCE PORCH

4' 8" x 2' 10" (1.42m x 0.86m) UPVC lead light obscure double glazed entry door with corresponding windows into porch. UPVC clad ceiling and walls with hardwood inner door with obscure glazed patterned inserts into entrance hall.

LARGE ENTRANCE HALL

12' 10" x 5' 10" (3.91m x 1.78m) Feature large UPVC obscure double glazed window to side aspect. Smooth plastered covered ceiling with ceiling light point. Carpeted staircase rising to first floor. Wall mounted panelled radiator. Understairs storage cupboard housing utility meters, Electric meter & fusebox, Gas meter is external. Carpet laid throughout. Access doors through to lounge/diner and kitchen.

LOUNGE / DINER

24' 0" x 11' 9" reducing to 8' 8" at dining end. Four double glazed UPVC dual aspect windows, comprising of two side windows and two windows overlooking garden. Corresponding UPVC double glazed door. Smooth plastered coved ceiling throughout with two ceiling light points. Feature centred Gas fireplace with marble hearth and contemporary stainless steel trim. Two wall mounted double banked panelled radiators. Carpet laid throughout. Door opening to kitchen.

KITCHEN

11' 1" x 8' 10" (3.38m x 2.69m) Dual access from hallway and lounge/diner. UPVC double glazed lead light window to front aspect. Smooth plastered coved ceiling with ceiling light point. Kitchen comprises of a range of wall mounted and base level kitchen cabinet units and drawers with pelmet top cabinets and extractor fan above. Space for free standing oven. Space & plumbing for dishwasher, space & plumbing for washing machine. One and a half bowl ceramic sink with mixer tap and drainer inset to rolled edge worktops. Space for free standing fridge/freezer. Wood laminate flooring laid throughout. Ceramic tile splash back walls. Under unit lighting.

SPACIOUS FIRST FLOOR LANDING

7' 9" x 7' 2" (2.36m x 2.18m) Via carpeted staircase. Smooth plastered coved ceiling. UPVC lead light double glazed window to front aspect. Smooth plastered coved ceiling with ceiling light point. Access to loft. Boiler is located in the loft. Carpeted landing and doors to all rooms.



BEDROOM ONE

12' 1" x 10' 6" (3.68m x 3.20m) Large UPVC double glazed window to rear aspect. Smooth plastered covered ceiling with inset spotlighting. Low level wall mounted double banked panelled radiator. Carpet laid throughout.

BEDROOM TWO

10' 11" reducing to 8' 4" to airing cupboard x 10' 6". Large UPVC double glazed window to rear aspect. Wall mounted panelled radiator. Smooth plastered covered ceiling with ceiling light point. Built in airing cupboard housing hot water cylinder/emersion. Carpet laid throughout.

BEDROOM THREE

9' 9" x 7' 2" (2.97m x 2.18m) UPVC double glazed lead light window to front aspect. Smooth plastered covered ceiling with ceiling light point. Built in wardrobe via bi-folding wardrobe doors. Wall mounted panelled radiator. Carpet laid throughout.

CONTEMPORARY BATHROOM SUITE

7' 1" x 5' 10" (2.16m x 1.78m) Dual aspect UPVC lead light double glazed windows to front and side aspect. Smooth plastered covered ceiling with inset spotlights. Ceramic tiled walls and vinyl flooring laid throughout. Suite comprises of a panelled bath with enlarged shower area with folding glass shower screen. Electric Mira fitted shower over. Close coupled push flush WC. Ceramic wash basin with mixer tap inset to vanity storage unit. Chrome heated towel rail.

GARDEN

Commences with a sandstone patio extending to pathway leading to end of the garden and side dual side access gates. The garden is mainly lawned with access to a garden shed. Recently renewed timber fencing. Side gate leads to driveway and garage.

GARAGE

Up and over door from front driveway.

COUNCIL TAX BAND D

ROCHFORD DISTRICT COUNCIL

