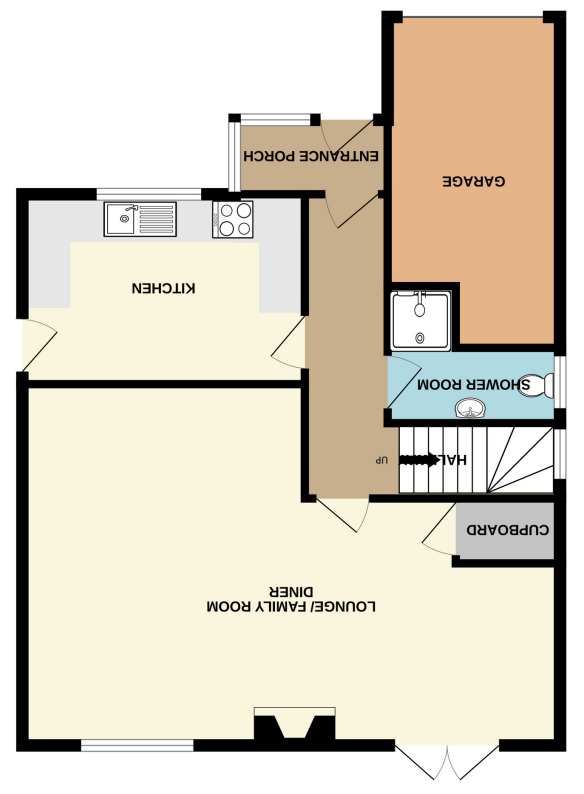
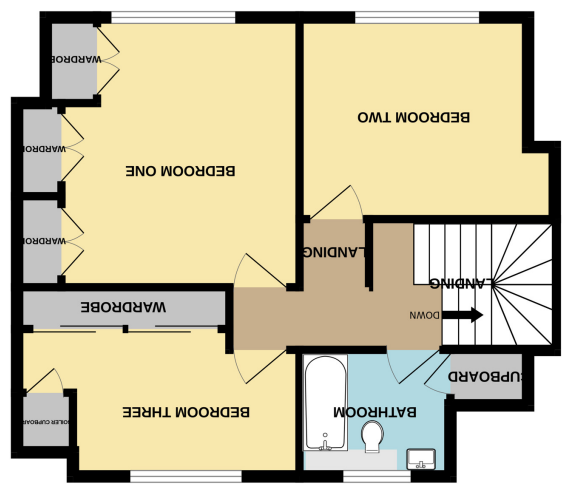


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.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

England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	58
Potential	86



TOTAL FLOOR AREA: 127.1 sq.ft. (118.0 sq.m.) approx. Made with Metropix ©2024







### FRONTAGE

Via a drop kerb to a large driveway with space for approximately 4/5 vehicles. carport area with double gates opening to large side passage. Access to garage via up and over door.

### ENTRANCE PORCH

6' 7" x 3' 3" (2.01m x 0.99m) Via a recently installed composite double glazed entrance door and corresponding windows. Ceiling light point. UPVC double glazed lead light inner entrance door to hallway.

### HALLWAY

14' 6" x 3' 8" (4.42m x 1.12m) Coved ceiling with ceiling light point with ornate ceiling rose. Wall mounted panelled radiator. Wood effect vinyl flooring throughout. Carpeted return staircase rising to first floor. Double glazed UPVC obscure window to half landing.

### GROUND FLOOR SHOWER ROOM

8' 3" x 6' 1" INTO SHOWER CUBICLE - NARROWING TO 3'2". Obscure UPVC double glazed window to side aspect. Coved ceiling with ceiling light point. Suite comprises of a walk in tiled shower enclosure with Electric Triton shower inset. Dual mechanism push flush WC. Pedestal wash basin. Ceramic tiled walls at half height. Wall mounted double banked panelled radiator. Vinyl flooring laid throughout.

### KITCHEN

12' 8" x 9' 0" (3.86m x 2.74m) Newly installed kitchen. UPVC double glazed window to front aspect. Smooth plastered coved ceiling with ceiling light point. Contemporary wall mounted and base level kitchen cabinet units and drawers. Natural stone effect square edged worktop, incorporating a four ring Electric hob. Extractor hood over. Stainless steel sink unit with mixer taps and drainer. Contemporary tiled splashbacks to three aspects. Split level oven & grill. Integral dishwasher. Integral washing machine. Integral fridge/freezer. Wall mounted panelled radiator. Obscure glass double glazed UPVC door to external side passage. Feature plate rail to two aspects. Modern vinyl tile effect flooring throughout.

### LOUNGE FAMILY ROOM DINER

25' 7" NARROWING TO 12' 8" x 17'4". UPVC double glazed patio doors opening to South facing garden with corresponding UPVC double glazed window. Smooth plastered ceiling with ornate coving throughout. Two ceiling light points. Large walk in storage cupboard with space & plumbing for various appliances. Wall mounted double banked panelled radiator to dining area. Additional double banked panelled radiator to lounge area. Recently laid carpet throughout. Feature centred Yorkstone fireplace with Gas inlet (currently capped off).



### FIRST FLOOR LANDING

Via a recently carpeted return staircase. Coved ceiling with ceiling light point. Access to loft.

### BEDROOM ONE

12' 2" TO BUILT IN WARDROBES - NARROWING TO 10' 9" x 12'10". UPVC double glazed window to front aspect. Coved ceiling with ceiling light point. Wall mounted panelled radiator. Recently laid carpet throughout. Three sets of built in wardrobes all via double opening louvre doors.

### BEDROOM TWO

11' 1" INTO ALCOLVE - NARROWS TO 9' 6" x 9'7". UPVC double glazed window to front aspect. Smooth plastered coved ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

### BEDROOM THREE

14' 3" MAX - NARROWING TO 10' 3" x 9'10" INTO WARDROBES. UPVC double glazed window to rear aspect. Coved ceiling with ceiling light point. Wall mounted panelled radiator. Fitted wardrobes with sliding mirror fronted doors and housing hot water cylinder. Additional built in cupboard housing boiler and central heating programmer. Carpet laid throughout.

### CONTEMPORARY FAMILY BATHROOM

7' 1" x 6' 6" (2.16m x 1.98m) Obscure UPVC double glazed window to rear aspect. Smooth plastered ceiling with inset LED spotlighting. Suite comprises of a tiled surround bath with mixer taps and shower attachment. Concealed system cistern push flush WC. Ceramic tiled surround. Suspended wash basin with mixer taps and vanity storage unit beneath. Wall mounted panelled radiator. Built in storage/linen cupboard. Contemporary wood effect vinyl flooring laid throughout.

### SOUTH FACING GARDEN

Neatly presented commencing with a paved patio area and side access to both sides leading to front driveway One side widens to double opening gates from the driveway. Timber fenced boundaries to all aspects. Mainly lawned with flower and shrub bed borders.

### GARAGE

Up and over door from front driveway, power and lighting connected.

### COUNCIL TAX BAND D

SOUTHEND BOROUGH COUNCIL

