

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.

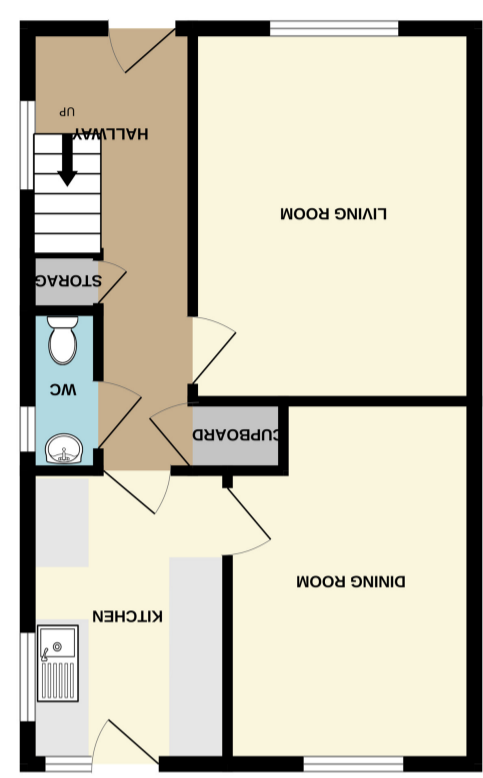
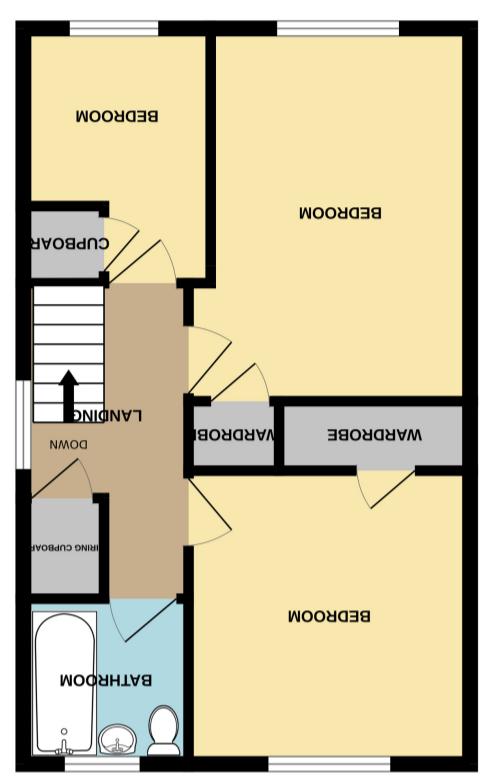
TOTAL FLOOR AREA: 907 sq.ft. (84.3 sq.m.) approx.
Made with Metropix ©2024

Energy Efficiency Rating	
Potential	Current
87	69

England, Scotland & Wales	
Rating	Band
A	(92+)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)

Very energy efficient - lower running costs
Not energy efficient - higher running costs

EU Directive 2002/91/EC





FRONTAGE

Approached via a drop kerb to a hard standing driveway for several vehicle's with a lawn front garden. Driveway leading to detached garage.

HALLWAY

16' 8" x 6' 0" (5.08m x 1.83m) UPVC double glazed entrance door into hallway. UPVC double glazed lead light window to side aspect. Two ceiling light points. Wall mounted panelled radiator. Understairs storage cupboard housing recently installed electricity fuse board. Additional built in storage cupboard. Wood laminate flooring laid throughout. Door to ground floor WC.

GROUND FLOOR WC

5' 11" x 2' 7" (1.80m x 0.79m) Obscure UPVC double glazed lead light window to side aspect. Full ceramic tiled walls and tiled floors. Push button flush WC and washbasin with mixer tap inset to vanity storage unit.

LOUNGE

13' 10" x 10' 6" (4.22m x 3.20m) UPVC double glazed lead light window to front aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Wall mounted gas fire (disconnected).

DINING ROOM

13' 7" x 9' 1" narrowing to 7'1" Single glazed window overlooking rear garden. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator.

KITCHEN

10' 11" x 7' 6" (3.33m x 2.29m) UPVC lead light double glazed window to side and rear, incorporating corresponding back door to garden. Smooth plastered ceiling with ceiling light point. Wall mounted boiler. Wall mounted and base level kitchen cabinet and drawer units with rolled edge surfaces. Stainless steel sink unit with drainer. Space for free standing gas cooker. Ceramic tiled splashbacks to all work tops. Space and plumbing for washing machine and dishwasher, space for free standing fridge freezer. Wood laminate flooring laid throughout.

FIRST FLOOR LANDING

11' 9" x 6' 3" narrowing to 3'1" Via staircase with timber balustrade. UPVC double glazed lead light window to side aspect. Smooth plastered ceiling with ceiling light point and access to loft. Large built in airing cupboard housing hot water cylinder, programmer, and timer, shelving for linen etc.

BEDROOM ONE

13' 10" x 9' 9" (4.22m x 2.97m) UPVC double glazed window to front aspect. Ceiling light point. Wall mounted panelled radiator. Built in single wardrobe.

BEDROOM TWO

11' 0" x 10' 4" (3.35m x 3.15m) 11' 0" x 10' 4" (3.35m x 3.15m) UPVC lead light double glazed window to rear aspect. Smooth plastered covered ceiling with ceiling light point. Built in double wardrobe. Wall mounted panelled radiator.

BEDROOM THREE

9' 5" max x 6' 9" (2.87m x 2.06m) UPVC lead light double glazed window to front aspect. Coved ceiling with ceiling light point. Built-in storage cupboard. Wall mounted panelled radiator. Carpeted.

BATHROOM

6' 1" x 6' 1" (1.85m x 1.85m) Obscure UPVC lead light window to rear aspect. Ceiling light point. Ceramic tiled walls and flooring. Chrome heated towel rail. Push flush WC. Wash basin with mixer tap inset to vanity unit, panelled bath with mixer tap and shower attachment.

GARDEN - APPROX 60FT

Commences with a paved patio and timber garden gate to side driveway. Remainder of garden is mainly lawn with stepping stones leading to two timber sheds. Large established conifer and eucalyptus tree. Timber fenced boundaries. Detached pitched roof garage, accessed from driveway via up & over garage door.

DETACHED PITCHED ROOF GARAGE

Via up and over door from driveway. Overhead storage in roof pitch.

COUNCIL TAX BAND D

Rochford District Council

