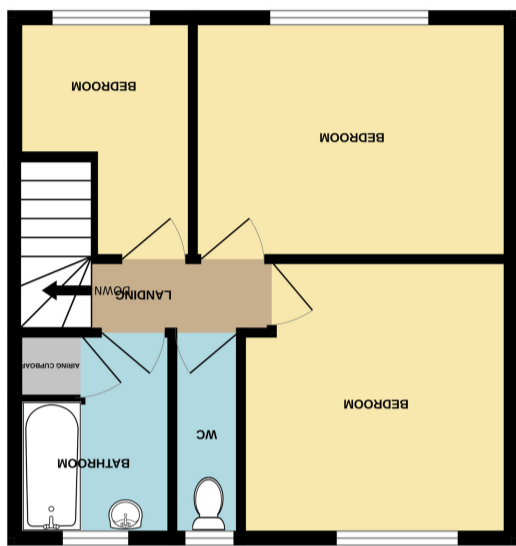


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.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

Energy Efficiency Rating	
Potential	Current
86	61
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	



TOTAL FLOOR AREA: 803 sq.ft. (74.6 sq.m.) approx.
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FRONTAGE

Via a dropped kerb onto a slightly elevated driveway. Parking for approximately 3 vehicles. Brick retaining surrounding wall. Front garden area with centred pathway leading to front door.

ENTRANCE

Via a UPVC entrance door with obscure double glazed insert with matching side panel into entrance hall.

HALLWAY

9' 7" x 6' 1" (2.92m x 1.85m) Wall mounted panelled radiator. Built in understairs storage cupboard. Carpeted throughout with carpeted stairway to first floor.

LOUNGE/DINER

LOUNGE AREA MEASURES: 13' 5" NARROWS TO 11' 0" x 9' 1".
DINNING AREA MEASURES: 9' 1" x 11' DEEP
UPVC double glazed windows to front aspect. Smooth plastered ceiling with ceiling light point to living room. Ceiling light point to Dining room. UPVC double glazed sliding patio door from dining room to garden. Two wall mounted panelled radiators. Fireplace with Gas fire inset (not tested) with tiled hearth. Carpet laid throughout.

KITCHEN

11' x 10' 6" NARROWING TO 7' 5". UPVC double glazed window and door opening to garden. Ceramic tiled walls at half height. Stainless steel sink unit with mixer tap inset to kitchen cabinet. Wall mounted recently installed 'Valliant' Combi Boiler. Wall mounted and base level kitchen cabinet and drawers. Wall mounted panelled radiator. Built in larder/pantry cupboard. Gas supply for free standing gas cooker. Space & plumbing for additional appliances.

FIRST FLOOR LANDING

Via carpeted staircase. Ceiling light point.

BEDROOM ONE

12' 7" x 9' 6" (3.84m x 2.90m) Double glazed UPVC window to front aspect. Ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.



BEDROOM TWO

10' 8" x 11' 0" (3.25m x 3.35m) UPVC double glazed window to rear aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM THREE

9' 6" x 7' 0" MAXIMUM - NARROWING TO 3' 11". UPVC double glazed window to front aspect. Ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

BATHROOM

8' 0" x 6' 0" NARROWING TO 3' 4". UPVC double glazed window to rear aspect. Ceiling light point. Access to loft via loft hatch. Built in airing cupboard. Suite comprises of a panelled bath. Pedestal wash basin. Ceramic tiled splashbacks at half height to all walls. Wall mounted panelled radiator. Vinyl flooring.

SEPARATE WC

8' 0" x 2' 7" (2.44m x 0.79m) Ceiling light point. UPVC double glazed window to rear aspect. Ceramic tiled walls at half height. Wall mounted panelled radiator. Close coupled WC. Vinyl flooring.

WEST FACING GARDEN

Approximately 65FT (19.81m) . Commences from kitchen with steps down to a paved patio area. Timber balustrade and handrail down to additional paved patio area, which extends round to the side of the property. Several raised brick retaining flower beds. Access to garden shed. Timber fenced boundaries to all aspects. Side access via garden gate to front driveway. External water tap.

COUNCIL TAX

Rochford District Council - TAX BAND C

