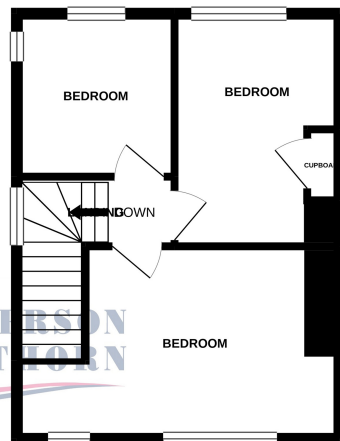
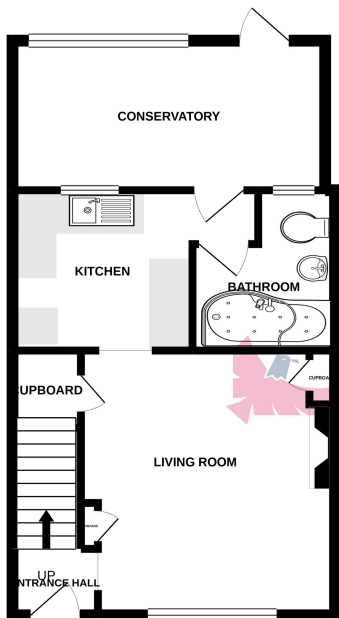


GROUND FLOOR
455 sq.ft. (42.2 sq.m.) approx.

1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 784 sq.ft. (72.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with MetreXp 11/2021.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		86
(69 to 80) C	70	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



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Joslin Road, Purfleet

£315,000

- THREE BEDROOMS END OF TERRACE HOUSE
- IMMACULATE THROUGHOUT
- MODERN CONSERVATORY WITH PLUMBING FOR APPLIANCES
- LARGE GROUND FLOOR BATHROOM
- UN-OVERLOOKED EASILY MAINTAINED REAR GARDEN
- OFF STREET PARKING FOR TWO CARS
- CCTV TO REMAIN
- CLOSE TO AMENITIES & SHOPS WITH EASY ACCESS TO A13 & M25



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FIRST FLOOR

Front Entrance

Via uPVC door opening into:

Hallway

Radiator, laminate flooring, stairs to first floor.

Reception Room

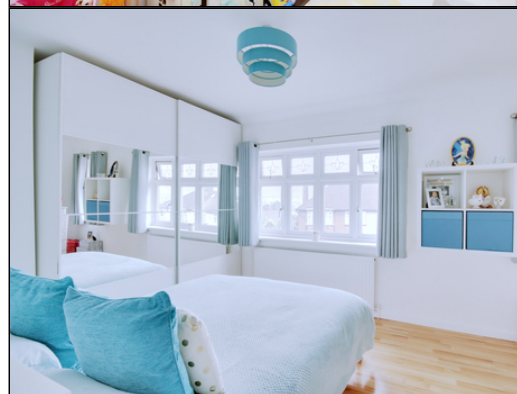
3.93m x 3.84m (12' 11" x 12' 7") Double glazed windows to front, radiator, feature Victorian-style fireplace, two built-in storage units one housing electricity meter, under-stairs storage cupboard, laminate flooring.

Kitchen

2.54m x 2.4m (8' 4" x 7' 10") Double glazed windows to rear, inset spotlights to ceiling, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with extendable mixer tap, space for fridge, space for cooker, extractor hood, tiled splash backs, laminate flooring, uPVC door to rear opening into conservatory.

Bathroom

2.15m x 2.4m (7' 1" x 7' 10") Opaque double glazed windows to rear, inset spotlights to ceiling, panelled bath with shower attachment, low level flush WC, hand wash basin, chrome hand towel radiator, tiled walls, tile effect vinyl flooring.



Conservatory

4.73m x 2.27m (15' 6" x 7' 5") Double glazed windows to rear, laminate flooring, space and plumbing for two appliances, uPVC door to rear opening into rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed windows to side, fitted carpet.

Bedroom One

4.8m > 3.49m (15' 9" > 11' 5") x 2.94m (9' 8") Double glazed windows to front, radiator, laminate flooring.

Bedroom Two

3.44m x 2.51m (11' 3" x 8' 3") Double glazed windows to rear, radiator, built-in storage cupboard, fitted carpet.

Bedroom Three

2.51m x 2.26m (8' 3" x 7' 5") Double glazed windows to rear and side, radiator, fitted carpet.

EXTERIOR

Rear Garden

Approximately 48ft - From rear of conservatory, immediate pebbled area, hard standing area to side with access to front via a metal gate, remainder laid to lawn, plastic shed to rear.

Front Exterior

Fully paved giving off street parking for two vehicles.