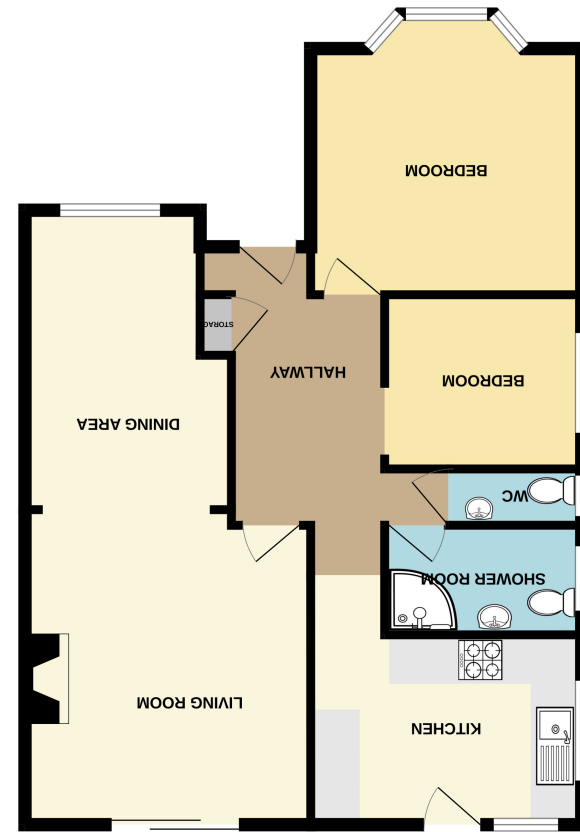


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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: 749 sq. ft. (69.6 sq. m.) approx.  
Made with Measure 2024



BUNGALOW  
749 sq. ft. (69.6 sq. m.) approx.

Energy Efficiency Rating	
Potential	Current
<p>England, Scotland &amp; Wales EU Directive 2002/91/EC</p> <p>Very energy efficient - lower running costs</p> <p>Not energy efficient - higher running costs</p>	
A (92+)	88
B (81-91)	
C (69-80)	
D (55-68)	59
E (39-54)	
F (21-38)	
G (1-20)	







### FRONTAGE

Via front garden gate with pathway and steps leading to front door with shingled flower beds.

### ENTRANCE

Via UPVC double glazed entrance door into spacious entrance hall.

### HALLWAY

13' 3" Max x 6' 4" (4.04m x 1.93m) Textured coved ceiling with ceiling light point. Built in storage cupboard with shelving and access to gas & electricity meters. Wall mounted central heating thermostat, wall mounted panelled radiator, wood laminate flooring laid throughout.

### THROUGH LOUNGE/DINER

Lounge Area: 13' 11" x 12' 8" Double glazed patio sliding doors opening to garden. Textured ceiling with ornate coving and ceiling rose with ceiling light point. Feature electric flame effect fire inset to Victorian style fireplace. Wall mounted panelled radiator. Wood laminate flooring laid throughout, extending through to the dining area. Dining Area: 13'3" x 9'2" narrowing to 7'11" UPVC double glazed window to front aspect. Textured ceiling with ornate coving and ceiling rose with ceiling light point. Wall mounted panelled radiator.

### KITCHEN

11' 10" x 8' 5" (3.61m x 2.57m) UPVC lead light double glazed windows to side and rear aspect with corresponding back door opening to garden. Textured ceiling with ceiling light point. Wall mounted and base level shaker style kitchen units, incorporating glass display cabinets. Extractor canopy over a four ring gas hob, with integral electric fan assisted oven beneath. Concealed wall mounted Vaillant Boiler. Roll edged worktops incorporating a stainless steel sink unit with mixer tap & drainer. Space & plumbing for washing machine. Integral fridge and integral freezer. Vinyl tile effect flooring laid throughout.

### BEDROOM ONE

10' 11" x 12' 0" (3.33m x 3.66m ) UPVC double glazed lead light Bay window to front aspect. Textured coved ceiling with ceiling light point. Built in wardrobes and matching drawer units. Wall mounted panelled radiator. Wood laminate flooring throughout.

### BEDROOM TWO

8' 9" x 7' 8" (2.67m x 2.34m) UPVC double glazed lead light window to side aspect. Textured coved ceiling with ceiling light point. Wall mounted panelled radiator. Wood laminate flooring laid throughout.

### SHOWER ROOM

8' 9" x 4' 10" (2.67m x 1.47m) Obscure UPVC lead light double glazed window to side aspect. Textured ceiling with ceiling light point. Ceramic tiled walls and wood effect vinyl flooring. Chrome heated towel rail. White suite comprises; close coupled WC, pedestal wash basin and corner shower unit with thermostatic mixer shower inset.

### ADDITIONAL WC

5' 11" x 2' 6" (1.80m x 0.76m) UPVC double glazed lead light window to side aspect. Textured ceiling with light point. Ceramic tiled walls at half height. Close coupled WC and wash basin with mixer tap inset to vanity unit. Wood effect vinyl flooring.

### WRAP-AROUND GARDEN

Commences with paved steps down from kitchen and additional access from living room to paved patio area. Well established garden with an array of matured shrubs and bushes. Timber fenced boundaries to all aspects. Outside tap. Garden extends to the side flank of the property with gated access to front garden. Courtesy door from garden to pitched-roof detached garage.

### DETACHED GARAGE

Up and over door from driveway. Courtesy door from garden. Pitched tiled roof providing over-head storage space.

### COUNCIL TAX BAND C

Rochford District Council

