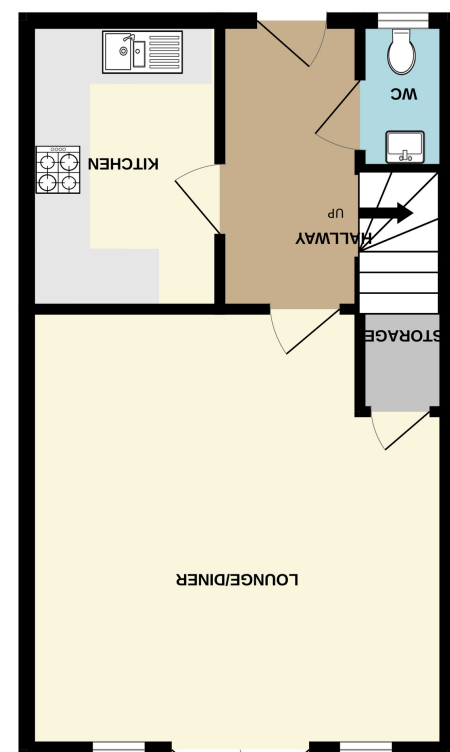
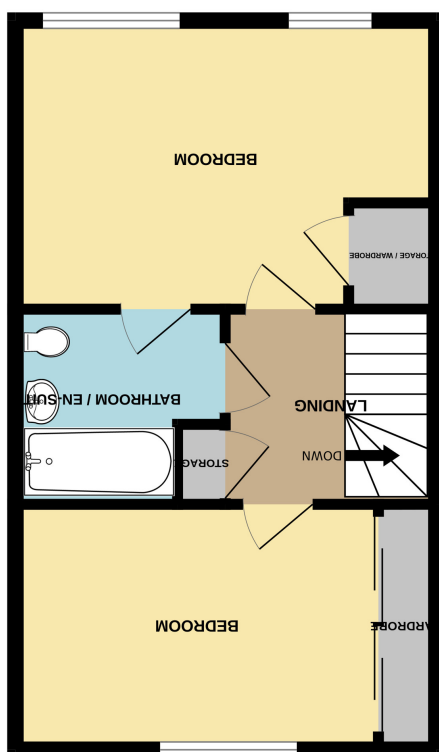
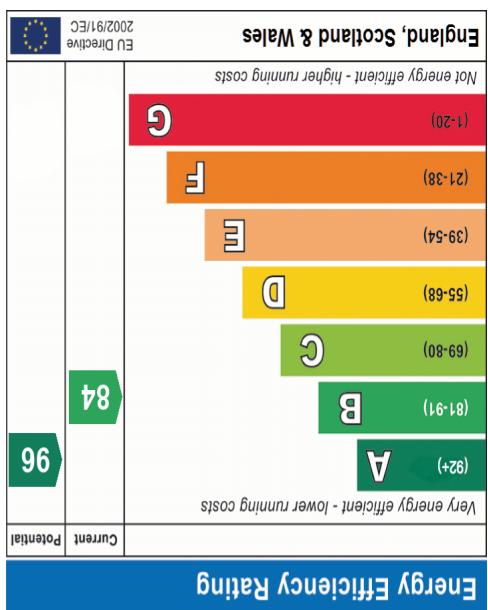


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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: 788 sq.ft. (73.2 sq.m.) approx.
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ENTRANCE

10' 3" x 7' 10" narrowing to 4' 4". UPVC wood grain effect composite entrance front door into entrance hall. Smooth plastered ceiling with ceiling light point and ceiling mounted smoke alarm. Wall mounted panelled radiator inset to ornate contemporary radiator cover. Carpet laid throughout. Carpeted return staircase to first floor.

GROUND FLOOR WC

5' 4" x 3' 2" (1.63m x 0.97m) Obscure UPVC double glazed window to front aspect. Smooth plastered ceiling with ceiling light point and automatic extractor. Wall mounted panelled radiator. Suspended pedestal wash basin with mixer tap and tiled splashbacks. Concealed cistern push flush WC.

LOUNGE/DINER

15' 1" narrowing to 11' 4" x 15' 9". UPVC double glazed patio doors opening to garden with corresponding side windows. Smooth plastered ceiling with two ceiling light points. Wall mounted panelled radiators x 2, one inset to ornate contemporary radiator cover. Built in understairs storage cupboard. Wall mounted thermostat. Carpet laid throughout. .

KITCHEN

10' 4" x 6' 11" (3.15m x 2.11m) UPVC double glazed window to front aspect. Smooth plastered ceiling with mains wired smoke alarm and ceiling light point, and carbon monoxide alarm. Wall mounted concealed Potterton boiler. Integral four ring gas hob and integral fitted oven beneath. Stainless steel sink unit with mixer tap and drainer inset to worktop. Space & plumbing for washing machine. Space for free standing fridge/freezer. Integral Zanussi dishwasher. Pull out extractor canopy over hob. Amtico vinyl flooring throughout.



FIRST FLOOR LANDING

7' 5" x 7' 2" (2.26m x 2.18m) Pull down loft hatch to smooth plastered ceiling with ceiling light point and mains wired smoke alarm. Wall mounted panelled radiator inset to ornate radiator cover. Built in storage cupboard.

MASTER BEDROOM

15' 1" maximum x 9' 9" (4.60m x 2.97m) UPVC double glazed window to front aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Built in wardrobe/overstairs storage cupboard. Carpet laid throughout. Door through to 'jack n jill' ensuite bathroom.

JACK N JILL ENSUITE BATHROOM

7' 7" x 7' 1" (2.31m x 2.16m) Smooth plastered ceiling with ceiling light point and automatic extractor. Comprising of a panelled bath with mixer tap and thermostatic mixer shower over with pivoting glass shower screen. Pedestal wash basin with mixer tap, concealed cistern push flush WC. Wall mounted panelled radiator. Ceramic tiled walls to sanitary areas. Amtico tile effect vinyl flooring. Dual access from hallway and bedroom.

BEDROOM TWO

15' 4" into wardrobes x 8' 9" (4.67m x 2.67m) UPVC double glazed window to rear aspect. Smooth plastered ceiling with ceiling light point. Built in wardrobes via sliding wardrobe doors. Wall mounted panelled radiator. Carpet laid throughout.

SOUTH WESTERLY FACING GARDEN

Commences with an 'L' Shaped paved patio extending to side passage with gated access to front. Timber fenced boundaries with a centred artificial lawn and raised sleeper border flower beds. External tap and garden shed.

COUNCIL TAX BAND C

Southend Borough Council.

