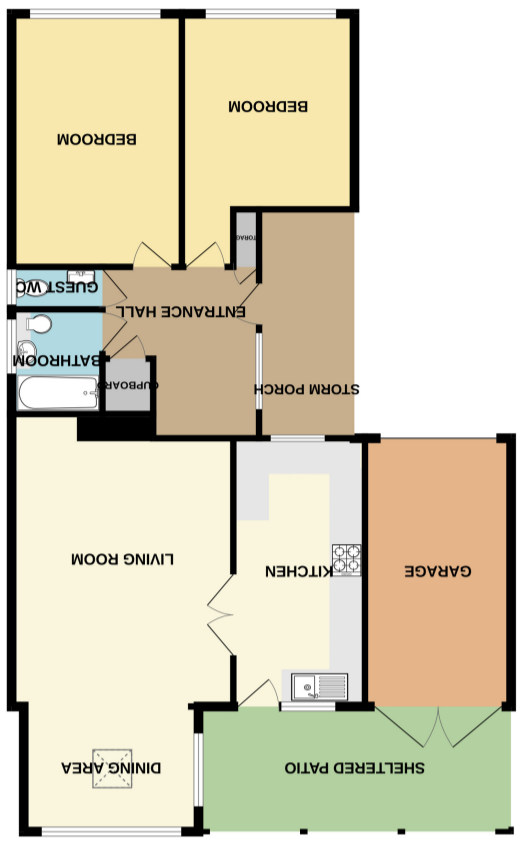


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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: 1111 sq ft (103.2 sq.m.) approx. Made with Measure 2024



ACCOMMODATION 1111 sq.ft. (103.2 sq.m.) approx.

Energy Efficiency Rating	
Potential	Current
85	54
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) Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	





FRONTAGE

Front garden area with lawn and flower bed borders. Approached via an independent driveway for 2/3 vehicles, via a dropped kerb leading to storm porch entrance with sloping semi-translucent polycarbonate roof. External light point. Recently fitted Oak effect composite entrance door into large entrance hallway.

ENTRANCE HALL

10' 10" x 9' 6" narrowing to 6'6". Smooth plastered ceiling with enlarged pull-down loft hatch with loft ladder. Inset spotlighting. UPVC double glazed window to side aspect. Wall mounted panelled radiator. Karndean Oak effect flooring. Large built in storage cupboard housing recently installed 'Ideal' combi boiler. Oak internal doors throughout.

LOUNGE/DINER

24' 8" x 13' 6" - narrowing to 10'8" into Dining area. Smooth plastered ceiling with ceiling light point. Carpet laid throughout extending to dining area. UPVC double glazed windows overlooking garden. Double glazed remote operated Velux sky light window. Wall mounted panelled radiator. Spotlighting inset to ceiling to dining area. Oak double doors with glass insert through to contemporary fitted kitchen.

KITCHEN

16' 4" x 8' 0" (4.98m x 2.44m) UPVC window to front aspect. UPVC double glazed window and door opening to garden. Smooth plastered ceiling with inset spotlighting. Contemporary fitted kitchen comprising of wall mounted and base level handle-less gloss kitchen cabinet & drawer units. Granite worktops incorporating a stainless steel one and a half bowl sink unit with mixer tap over. Four ring gas hob with granite splashback and extractor hood over. Integral fridge/freezer and integral oven & grill. Integral dishwasher. Karndean Oak effect flooring throughout.

BEDROOM ONE

15' 5" x 10' 5" (4.70m x 3.17m) UPVC double glazed window to front aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Fitted wardrobes. Carpet laid throughout.



BEDROOM TWO

11' 11" x 10' 6" (3.63m x 3.20m) UPVC double glazed window to front aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Fitted wardrobes. Carpet laid throughout.

MODERN THREE PIECE BATHROOM

6' 3" x 5' 6" (1.91m x 1.68m) UPVC obscure double glazed window to side aspect. Smooth plastered ceiling with inset spotlighting and ceiling vented extractor. Full ceramic tiled walls with centred vertical contrasting decorative tiles to the bath area. Suite comprises of a panelled bath with mixer tap and thermostatic mixer shower over. Concealed cistern push flush WC and wash basin with mixer tap inset to vanity storage unit. Electric shaver point and chrome heated towel rail. Karndean Oak effect flooring throughout.

GUEST WC

5' 6" x 2' 7" (1.68m x 0.79m) Obscure UPVC double glazed window to side aspect. Smooth plastered ceiling with individual ceiling spotlight. Full ceramic tiled walls. Wall mounted panelled radiator. Concealed cistern push flush WC. Wash basin with mixer tap inset to vanity storage unit. Oak effect Karndean flooring throughout.

SOUTHERLY FACING GARDEN

Approximately 100ft. Commences with a sheltered and paved / patio area from the kitchen. Double opening doors provide rear access to the garage. Steps down to the remainder of the garden which is beautifully landscaped with well presented lawn with shaped flower bed borders housing an array of well established flowering plants, shrubs and bushes. Pathway to one side leading all the way to the bottom of the garden. Timber fenced boundaries to all visible aspects. Hard standing for garden shed. External water tap.

GARAGE

16' 10" x 9' 0" (5.13m x 2.74m) Electric roller door from driveway. Power and lighting connected. Space and plumbing for washing machine. Double opening doors to garden.

COUNCIL TAX BAND D

Rochford District Council

