



This three bedrooomed end of terrace house is situated in a great location within walking distance of local shops, schools and c2c train station. Features include a bright lounge, fitted kitchen/breakfast room, conservatory, approx 30' rear garden plus garage and parking for 2/3 vehicles.



- Lounge 16'4 x 10'10
- Fitted Kitchen/Breakfast Room 13'10 x 10'5
- Conservatory 12'5 x 6'4
- Bedroom One 14'1 x 9'7
- Bedroom Two 10'11 x 9'6
- Bedroom Three 7'11 x 6'5
- Shower Room
- Rear Garden Approx 30'
- Garage Plus Driveway Providing Further Parking For 2/3 Vehicles
- Solar Panels Providing Hot Water

ENTRANCE PORCH

Opaque double glazed windows to front and sides.
Opaque double glazed door with matching side
window leads to:

ENTRANCE HALL

Coved and smooth plastered ceiling, access to first floor, built-in storage cupboard, built-in under stairs storage cupboard, radiator, power points, laminate floor.

KITCHEN/BREAKFAST ROOM

13'10 x 10'5 (4.22m x 3.18m)

Double glazed window to front, coved and smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and concealed extractor, ample appliance spaces, radiator, power points, laminate floor.

LOUNGE

16'4 x 10'10 (4.98m x 3.30m)

Double glazed window and double glazed door lead to conservatory, coved and smooth plastered ceiling, feature fire surround, radiator, power points, laminate floor.

CONSERVATORY

12'5 x 6'4 (3.78m x 1.93m)

Double glazed windows to rear and sides, double glazed patio doors lead to rear garden, power points, laminate floor.

FIRST FLOOR LANDING

Coved and smooth plastered ceiling, access to loft space, large built-in storage cupboard housing gas central heating boiler, power points, fitted carpet.

BEDROOM ONE

14'1 x 9'7 (4.29m x 2.92m)

Double glazed window to front, coved and smooth plastered ceiling, built-in double wardrobe, radiator, power points, fitted carpet.



BEDROOM TWO

10'11 x 9'6 (3.33m x 2.90m)

Double glazed window to rear, coved and smooth plastered ceiling, radiator, power points, laminate floor.

BEDROOM THREE

7'11 x 6'5 (2.41m x 1.96m)

Double glazed window to rear, coved and smooth plastered ceiling, power points, fitted carpet.

SHOWER ROOM

Opaque double glazed window to front, coved and smooth plastered ceiling, suite comprising large shower cubicle, pedestal wash hand basin and low flush toilet, radiator, tiled walls, extractor fan, tile effect laminate floor.

REAR GARDEN

in excess of 30' (in excess of 9.14m)

Laid with decorative slate, concrete hard standing at rear, large shed/workshop. Side pedestrian access leads to:



FRONT GARDEN

Laid to lawn with fence and hedge surround.

GARAGE

In adjacent block with driveway providing off road parking for two/three vehicles.



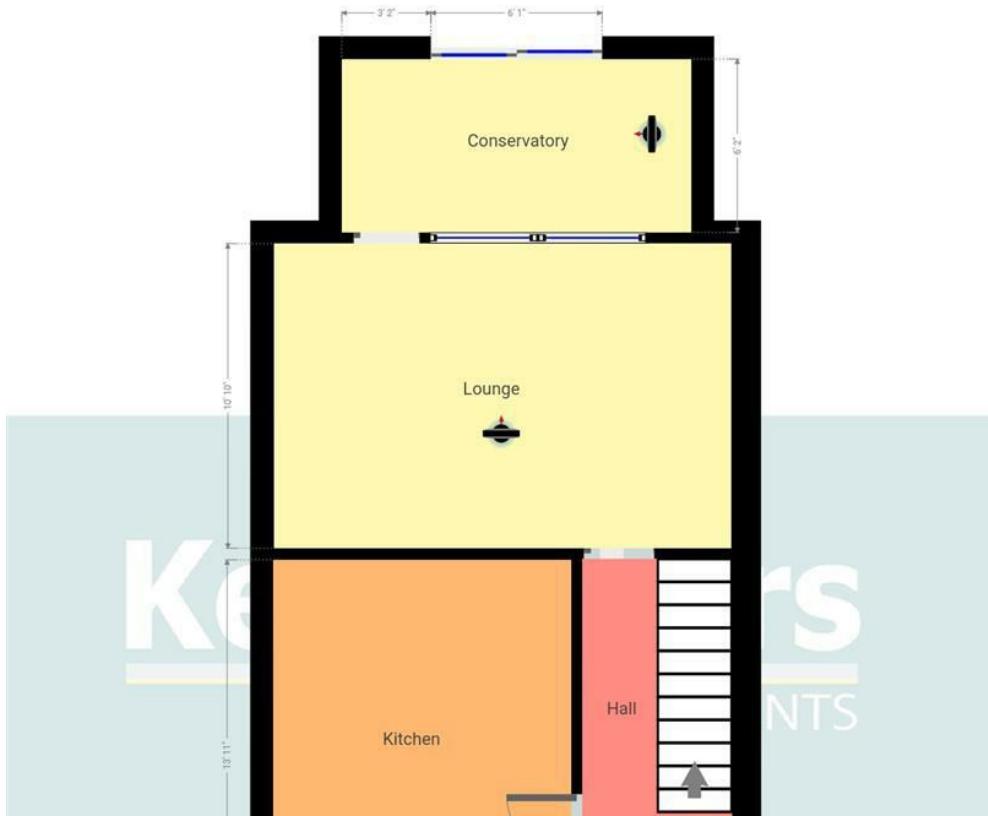




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No appliances or main services have been checked.

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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|--|--|-----------|
| | | Current | Potential |
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (35-54) E | | | |
| (21-34) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|--|--|-----------|
| | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (81-91) A | | | |
| (69-80) B | | | |
| (55-68) C | | | |
| (35-54) D | | | |
| (21-34) E | | | |
| (1-20) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | EU Directive 2002/91/EC | |