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**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Pound Lane, Bowers Gifford, SS13 2HN



**GUIDE PRICE £375,000 - £395,000**

We are delighted to offer this lovely three double bedroom semi detached chalet style house. This charming home has plenty of features including a spacious kitchen/diner; conservatory; 75ft WEST facing rear garden; four piece bathroom suite; garage and off road parking, generous main bedroom measuring 17'7 x 14'10.

Council Tax Band – C. EPC rating – C. Our Ref: 14993

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# Pound Lane, Bowers Gifford, Essex, SS13 2HN

Accommodation comprises:

**HALLWAY** Enter via UPVC double glazed door. Skimmed ceiling. Stairs to first floor. Radiator. Stripped wood flooring. Wood panel doors to:

**LOUNGE** 15' 0" x 10' 8" (4.57m x 3.25m) Skimmed ceiling. Double bay window to front aspect. Radiator.



**KITCHEN/DINER** 17' 7" x 10' 7" (5.36m x 3.23m) Skimmed ceiling. Double glazed French doors leading to conservatory. Range of base and eye level units. Solid wood work tops. Cermaic butler sink. Space for range cooker. Space for fridge/freezer and dishwasher. Tiled splashbacks. Door to Utility cupboard with space and plumbing for washing machine and tumble dryer. Tiled floor. Radiator.



**CONSERVATORY** 12' 7" x 11' 9" (3.84m x 3.58m)

Double glazed windows to all sides. Double glazed French doors to rear garden. Two radiators. Stripped wood flooring.



**GROUND FLOOR BEDROOM TWO** 11' 2" x 9' 8" (3.4m x 2.95m) Skimmed ceiling. Double glazed French doors to rear garden. Stripped wood flooring. Radiator.



**GROUND FLOOR BEDROOM THREE** 10' 10" x 9' 7" (3.3m x 2.92m) Skimmed ceiling. Double glazed window to front aspect. Radiator.



**GROUND FLOOR BATHROOM 9' 0" x 6' 6" (2.74m x 1.98m)** Skimmed ceiling. Obscured double glazed window to side aspect. Freestanding bath with shower attachment. Shower cubicle with mixer shower. Pedestal hand wash basin. High level WC. Part tiled and part panelled walls. Tiled flooring. Radiator.



**LANDING** Skimmed ceiling. Doors to main bedroom and loft space (potential to convert to extra room STPP):

**BEDROOM ONE 17' 7" x 14' 10" (5.36m x 4.52m)** Skimmed ceiling with inset spotlights. Double glazed windows to rear and side aspects. Two radiators.



**FRONT** Driveway for parking up to two cars. Rest is laid lawn with shrub borders.



**REAR GARDEN** Approx. 75ft West facing garden comprising paved patio area leading to laid lawn with shrub borders. Vegetable patch to rear of the garden. Wood sheds to remain and garage (power connected). Gated side access. Outside tap. Outside lighting.



Ground Floor



1st Floor



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