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





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. Ranghe 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)

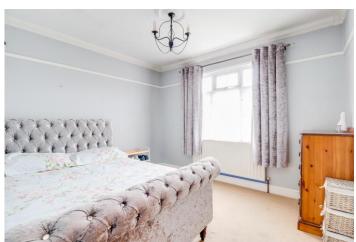
Double glazed windows to all sides. Double glazed French doors to rear garden. Two radiators. Stripped wood flooring.



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.

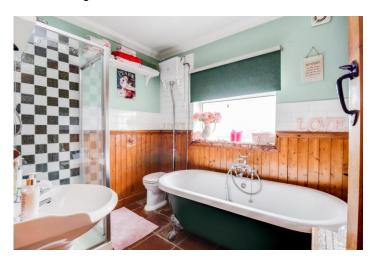


GROUND FLOOR BEDROOM THREE 10' 10" x 9' 7" (3.3m x 2.92m) Skimmed ceiling. Double glazed window to front aspect. Radiator.



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.



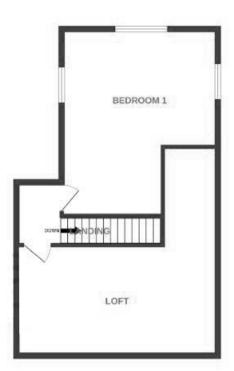
REAR GARDEN Approx. 75ft West facing garden comprising paved patio area leading to laid lawn with shrub borders. Vegetable patch to rear of the garden. Wood sheds to remain and garage (power connected). Gated side access. Outside tap. Outside lighting.





Ground Floor 1st Floor





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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.