

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

8 Victory Lane, Ashingdon, SS4 3AN



£325,000

Situated in the sought after Victory Lane Development is this immaculate two bedroom end terrace house with modern fitted kitchen and bathroom, recently renovated rear garden and own driveway providing off street parking for two vehicles. Within walking distance to local amenities.

Viewing recommended. Our Ref: 19351.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Contemporary vertical radiator. Wood effect flooring. Coving to plastered ceiling. Stairs to first floor accommodation.



GROUND FLOOR WC

Obscure double glazed window to side aspect. A two piece suite comprising pedestal wash hand basin and close coupled wc. Radiator. Tiled flooring.



KITCHEN 10' 5" x 5' 5" (3.18m x 1.65m)

Double glazed window to front aspect. A comprehensive range of base and eye level units incorporating worksurface with stainless steel sink drainer unit. Integrated electric oven with gas hob and extractor above. Space and plumbing for washing machine. Space for freestanding fridge freezer. Tiled splash backs. Tiled flooring. Plastered ceiling with inset spotlighting.



LOUNGE/DINING ROOM 16' 1" x 12' 10" (4.9m x 3.91m)

Double glazed patio doors providing access to rear garden. Two contemporary vertical radiators. Wood effect flooring. Coving to plastered ceiling.



FIRST FLOOR LANDING

Double glazed window to side aspect.

BEDROOM ONE 12' 10" x 10' 5" (3.91m x 3.18m)

Double glazed window to rear aspect. Fitted wardrobes. Radiator. Coving to plastered ceiling.



BATHROOM

A three piece suite comprising panelled bath with shower over and full height shower screen, pedestal wash hand basin and close coupled wc. Radiator. Wood effect tiled flooring. Part tiled walls. Plastered ceiling with inset spotlighting.



BEDROOM TWO 12' 10" x 8' 11" (3.91m x 2.72m)

Double glazed window to front aspect. Built in over stairs storage cupboard. Radiator. Coving to plastered ceiling.



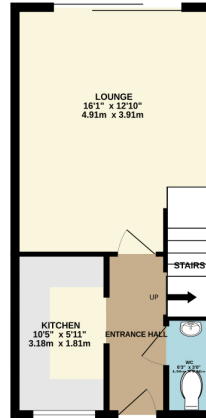
EXTERIOR.

The **REAR GARDEN** measures approximately 50ft (15.24m) commencing with decking area with balustrade and steps down to garden. Laid to lawn. Flower and shrub borders. Further recently laid patio to rear of garden. Shed to remain. Gate to side providing access to front.

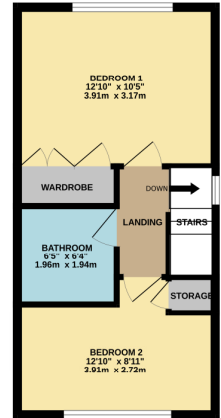


The **FRONT** has own driveway providing off street parking for two vehicles. Lawn area.

GROUND FLOOR
340 sq ft. (31.6 sq m.) approx.



1ST FLOOR
340 sq ft. (31.6 sq m.) approx.



TOTAL FLOOR AREA: 681 sq ft. (63.3 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, vertical, walls and any other space are approximate and no responsibility is taken for any error, omissions or misstatements. This does not constitute a contract and any contract shall prevail in the event of any discrepancy between the floorplans and the actual property. The floorplans are for information only and do not constitute a guarantee. Make all enquiries early.