



Riffhams, Hutton

Guide Price £325,000 - £350,000

Ideal first time buy or investment purchase, this two bedroom terraced house is situated in a secluded cul-de-sac position within the sought after Thriftwood area of Hutton. The property comprises; entrance porch, lounge/diner, kitchen/breakfast room, two double bedrooms and bathroom. Externally there is a good size rear garden and a garage situated in a block nearby. Shenfield mainline station is 1.7 miles walk of the property and St Martins secondary school is within 0.8 miles (subject to acceptance) No onward chain. EPC D.



Entrance Porch

Entrance door and door to;

Lounge/Diner *18' 0" x 12' 0" (5.48m x 3.65m)*

Stairs rising to first floor with storage cupboard beneath, radiators, double glazed window to front and door to;

Kitchen/Breakfast Room *12' 0" x 7' 1" (3.65m x 2.16m)*

Range of wall and base fitted units. Electric oven with gas hob, stainless steel wash hand basin with drainer and mixer tap. Wall mounted boiler, part tiled walls, double glazed window to rear and door leading to garden.

First Floor Landing

Loft hatch and doors to;

Bedroom 1 *12' 0" x 9' 1" (3.65m x 2.77m)*

Double bedroom with radiator and double glazed window to front.

Bedroom 2 *12' 0" x 7' 1" (3.65m x 2.16m)*

Double bedroom with airing cupboard, radiator and double glazed window to rear.

Bathroom

White three piece suite comprising; pedestal wash hand basin with chrome tap, bath with panelled side, low level WC, fitted storage cupboards, part tiled walls and radiator.

Externally

Good sized rear garden with hardstanding patio area, part lawn with adjacent path and rear gate. Fence borders. Street parking is available.

Garage

Up and over door.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Council Tax Band C

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