



BRICK COTTAGE WHARF ROAD FOBHING
 TOTAL FLOOR AREA: 758 sq ft (70.5 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, elevations, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendors, agents and agencies shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with floorplan 02009

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

JOHNCOTTIS

ESTATE AGENTS



Wharf Road, Fobbing, Essex, SS17 9JW | Guide Price: £325,000 to £350,000

- Spacious 2 Bed "Idyllic" Fobbing Village Home
- Picturesque Setting with Countryside Views & Historic Surroundings
- Local Village Pub/restaurants/Farm Shop & more close by
- Great Living space with Open linked Lounge & Dining Room



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"Idyllic Fobbing Village" home located in picturesque setting with countryside views, local village pub/farm shop and historic surroundings. 2 bedrooms, 2 receptions, first floor bathroom, g/f shower/utility, g/f wc. Outstanding opportunity.

Step into this delightful period end of terrace cottage nestled in the heart of a charming village. Boasting 2 cosy bedrooms, this property exudes character and warmth, making it the perfect retreat for those seeking a peaceful and scenic setting. The cottage is a true gem, offering a comfortable and convenient lifestyle with its well-maintained garden, ideal for relaxing or hosting gatherings. From the moment you enter, you'll be captivated by the charm and allure of this quaint abode. With its picturesque surroundings and inviting atmosphere, this property is sure to enchant anyone looking for a tranquil escape. Don't miss out on the opportunity to make this lovely cottage your own slice of paradise in the countryside.

Guide Price: £325,000 to £350,000

Particulars:

Lounge: 15'6" x 10'9" (4.72m x 3.28m)
Double glazed bow window to front. Radiator. Fitted carpet. Stairs leading to first floor. Open through to dining room.

Dining Room: 10'9" x 10' (3.28m x 3.05m)
Double glazed window to side. Radiator. Fitted carpet. Door to rear.

Kitchen: 9'9" x 8'11" (2.97m x 2.72m)
Double glazed window to side and rear. Radiator. Tiled flooring. Coved cornice to ceiling. Range of base and eye level units with work surfaces. Tiled walls areas. Single drainer sink unit. Door to exterior. Door to utility/shower room.

Ground floor shower room/Utility: 7' x 5'7" (2.13m x 1.7m)
Double glazed window to side. Radiator. Tiled floor and walls. Shower enclosure. Plumbing for washing machine. Work surfaces and eye level units. Door to ground floor wc.

Ground Floor WC: 5'6" x 2'9" (1.68m x 0.84m)
Double glazed window to rear. Tiled walls and floor. Wall mounted gas boiler, wc and wash hand basin.

Landing:
Fitted carpet. Access to bedrooms.

Bedroom 1: 10'10" x 10'2" (3.3m x 3.1m)
Double glazed window to rear. Radiator. Fitted carpet. Door to bathroom.

Bedroom 2: 12' (3.66) x 8' (2.44) + recess
Double glazed window to front. Radiator. Fitted carpet.

Bathroom: 9'2" x 6'6" (2.8m x 1.98m)
Double glazed window to rear. Radiator. Tiled floor and wall areas. Bath with shower mixer and splash screen, wc and wash hand basin.

Front Garden:
Lawn and shrubs.

Rear Garden:
Well presented garden with lawn and shrubbery and has access gate from front.

