



stuart
thomas

12 Clevenden, Broadlands

Thundersley, SS7 3BD

- RECENTLY EXTENDED LEASE
125 YEARS
- SHORT WALK TO
THUNDERSLEY VILLAGE
- MODERN FITTED KITCHEN

Guide Price £165,000

EPC Rating '76'



HALL Entrance hall with good sized cloaks cupboard with hanging space. Additional cupboard housing hot water tank. Security entry phone. Access to loft which has a light and is part boarded. Radiator. Carpet.

LOUNGE 15' 2" x 11' 2" (4.62m x 3.4m) A lovely light and airy room with 2 double glazed windows to the front. Coving. Carpet.

KITCHEN 9' 5" x 6' 2" (2.87m x 1.88m) White modern fitted base and eye level units with grey tiled splashback. Electric hob with integrated electric oven. Plumbing for washing machine. Built in wine rack. Space for fridge freezer. One and a half stainless steel sink. Double glazed window to front. Modern mosaic tiled effect vinyl floor.

BEDROOM 11' 10" x 9' 9" (3.61m x 2.97m) A good sized double bedroom with 2 double glazed windows to the front. Radiator. Carpet.

BATHROOM Tiled to all visible walls. Bath with Triton shower over. Wall mounted wash hand basin. Close

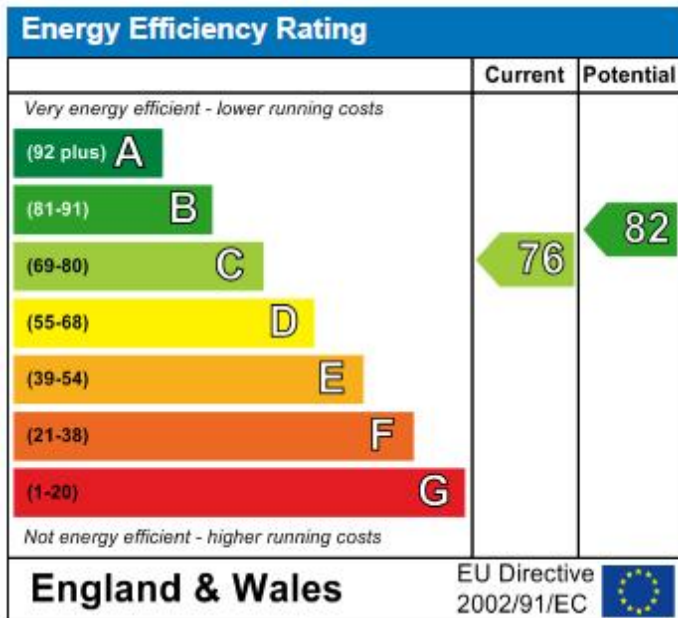
coupled WC. Chrome towel rack. Shaving point. Extractor fan. Radiator. Black tiled effect vinyl floor.

GARAGE In a block. Parking provided via unallocated communal parking.

COMMUNAL GARDEN Communal gardens with clothes drying facility.

GENERAL INFORMATION Recently extended Lease of 125 years. Service charge £680 per annum payable quarterly. Ground rent £200 per annum.

DISCLAIMER In accordance with the Estate Agents Act 1979 we inform you that the owner of this property is related to a member of staff at Stuart Thomas.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements