



STUART THOMAS
ESTATES



- CHARACTER 2 BEDROOM COTTAGE
- 2 GOOD SIZED BEDROOMS
- MODERN KITCHEN AND BATHROOM
- ▲ FEATURE BRICK FIREPLACE IN

5 Hart Road, Thundersley, Essex, SS7 3PA

VIEWING IS RECOMMENDED of this cosy 2 bedroom cottage located within a very short walk of Thundersley Village. The current owners have installed a modern bathroom and there is a beautiful brick feature fireplace in the lounge. Externally there is an approximately 36' rear garden.

Offers In Excess Of £300,000



Property Description

LOBBY

Entrance via a modern composite front door into the lobby area. Double glazed Georgian effect window to the side. Light grey oak effect flooring. Door to Lounge.

LOUNGE

11' 09" x 10' 11" (3.58m x 3.33m) A cosy front room with a feature brick built fireplace and surround with wooden mantle and useful storage cupboards to either side. Double glazed Georgian effect window to the front. Radiator. Light grey oak effect flooring. Smooth plastered ceiling. Door to kitchen.

KITCHEN

11' 10" x 8' 11" (3.61m x 2.72m) The kitchen comprises of a range of cappuccino coloured eye and base level units with a one and a half stainless steel sink and light wood effect work surfaces over. Splash back tiling. Spaces for fridge freezer, slimline dishwasher and oven with black chimney extractor over oven space. Light grey oak effect flooring. Double glazed window to back. Stairs to first floor. Smooth plastered ceiling. Entrance to lobby area with stone effect laminate flooring with large storage cupboard which also houses the washing machine. Door to bathroom. Double glazed side door to rear garden which is fully glazed with obscure glass.



BATHROOM

The bathroom has a bath with mains shower over, glass screen and modern tiling to bath area. Close coupled WC and pedestal hand wash basin with cupboard under. Chrome heated towel rail. Double glazed window to side with obscure glass. Smooth plastered ceiling with extractor fan.



LANDING

There is a small landing area with doors to the 2 bedrooms.

BEDROOM ONE

12' 0" x 11' 0" (3.66m x 3.35m) A good sized double bedroom with double glazed Georgian style window to the front. Radiator. Carpet. Smooth plastered ceiling.

BEDROOM TWO

9' 0" x 8' 10" (2.74m x 2.69m) Bedroom 2 offers a range of built in wardrobes with an additional cupboard that houses the combi boiler. Double glazed window to rear. Radiator. Light wood effect vinyl flooring. Smooth plastered ceiling with access to the loft which is boarded and has a light.

FRONT GARDEN

The front garden is block paved.

REAR GARDEN

Approximately 36' unmeasured the low maintenance rear garden has artificial grass. Wooden shed to remain. There is pedestrian access via a back gate into Raymonds Drive.

AGENTS NOTES

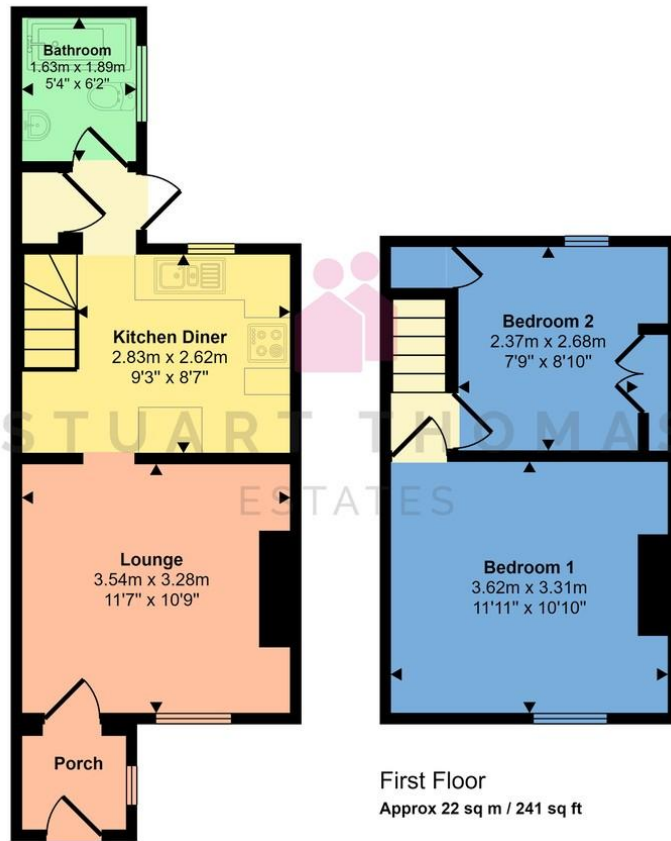
Tenure freehold

Council Tax Band B

Castle Point Council



Approx Gross Internal Area
51 sq m / 553 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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