



STUART THOMAS
ESTATES



- CHARACTER VICTORIAN COTTAGE
- LOCATED IN A PRIVATE LANE CLOSE TO THE VILLAGE CENTRE
- SOUTH WEST FACING REAR GARDEN

10 Exhibition Lane, Great Wakering, Southend-on-Sea, Essex , SS3 0JA Guide Price £285,000

We are pleased to offer this DELIGHTFUL end-terraced 2 bedroom Victorian character cottage, situated in a private lane in the heart of Wakering village. The property offers off street parking, a south west facing garden and the scope to extend subject to planning permission.



Property Description

GENERAL

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ENTRANCE HALL

Entrance in to hallway with doors to the kitchen area & bathroom.

LOUNGE

11' 0" x 10' 09" (3.35m x 3.28m) Located to the front of the property with a bow bay UPVC double glazed window with Georgian effect. Brick built fire place with coal effect fire. Useful large storage cupboard. Radiator. Door to kitchen diner.

KITCHEN/DINER

18' 10" x 10' 04" (5.74m x 3.15m) Fitted in a range of eye & base level units with work surfaces over and tiled splash backs. Single drainer sink unit. Free standing range style oven with canopied extractor over. Recess & plumbing for washing machine & dishwasher, recess for fridge freezer. There is ample room to accommodate a dining room table. The kitchen is double aspect with two UPVC double glazed windows over looking the rear garden. Door to stairs to first floor.





BEDROOM ONE

11' 0" x 10' 08" (3.35m x 3.25m) A double bedroom with a range of fitted wardrobes and an additional fitted double cupboard. UPVC double glazed Georgian effect window to the front.

BEDROOM TWO

9' 05" x 6' 11" (2.87m x 2.11m) The second bedroom has wood panelling to one wall. UPVC double glazed window with Georgian effect to the rear of the property overlooking the garden. Carpet.

BATHROOM

Bathroom comprises of a three piece suite: Close coupled WC, pedestal hand wash basin & bath with telephone mixer tap. Double glazed Georgian effect window with obscure glass.

REAR GARDEN

A well established & mature south west facing rear garden commencing with a patio area, remainder laid to lawn. Shed. Personal access to the side.

FRONT GARDEN

The cottage benefits from off street parking.

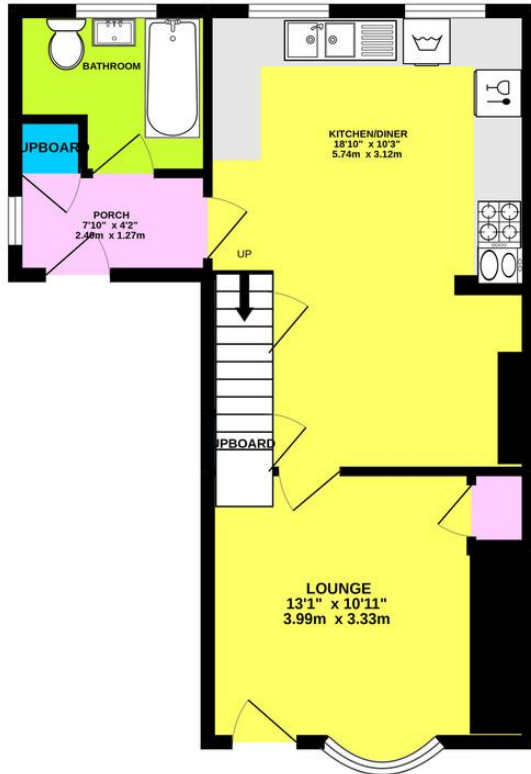
COUNCIL TAX BAND

Rochford District Council

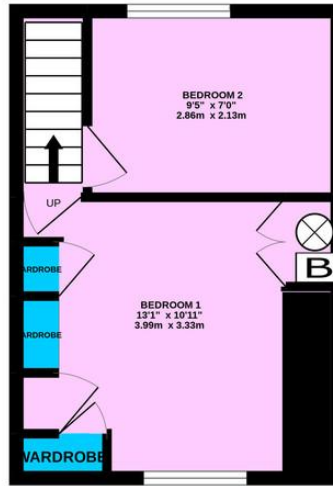
Band C



GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



FIRST FLOOR
236 sq.ft. (21.9 sq.m.) approx.



END TERRACE HOUSE

TOTAL FLOOR AREA: 693 sq.ft. (64.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		

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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