

stuart  
thomas



- QUIET CUL DE SAC
- LARGE SOUTH FACING REAR GARDEN
- FITTED KITCHEN
- TWO BEDROOMS

22 Bradley Close, Thundersley, SS7 3AH

Guide Price £285,000

Location Location Location!! This semi detached 2 bedroom bungalow stands in a quiet sought after cul de sac location and benefits from a large south facing rear garden. Well fitted kitchen and shower room along with a detached garage. Offered for sale with NO ONWARD CHAIN call now to view as we hold the keys



## Property Description

### ENTRANCE PORCH

Dorr leads to the entrance porch with a further double glazed door leading to the:-

### ENTRANCE HALL

Radiator. Access to the loft. High level meter cupboard.

### LOUNGE

13' 11" x 9' 10" (4.24m x 3m) Double glazed window to the front. Coving. Radiator.

### KITCHEN

8' 10" x 8' 5" (2.69m x 2.57m) Well fitted with units at eye and base level with ample work surfaces over. Single drainer stainless steel sink unit with mixer taps over. Wall mounted gas fired central heating boiler. Double glazed window to the side. 4 ring gas hob and built under oven. Extractor cooker hood. Radiator. Door and window to the conservatory.

### CONSERVATORY/LEAN TO

18' 9" x 4' 10" (5.72m x 1.47m) Door leads to the rear garden Power points.



### BEDROOM ONE

14' 10" x 9' 11" (4.52m x 3.02m) French door leads to the lean to. Double radiator.



### BEDROOM TWO

8' 7" x 8' 5" (2.62m x 2.57m) Double glazed window to the front. Radiator.

### SHOWER ROOM

3 piece white suite comprises a low level wc, pedestal wash



hand basin and shower cubicle. Double glazed obscure window to the side. Radiator.

#### GARAGE

Detached approached via an independent driveway.

#### REAR GARDEN

In excess of 70' deep this South Facing Garden is laid to lawn. Side access to the front.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	63
(39-54) <b>E</b>		

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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