

stuart
thomas



- WEST BACKING GARDEN
- 22' LOUNGE/DINER
- FITTED KITCHEN
- SOME MODERNISATION REQUIRED

16 Kingsley Crescent, Thundersley, Essex, SS7 3TT

Guide Price £280,000

In need of some updating is this semi detached three bedroom chalet style property with a garage in a block. Close to the A127 and Rayleigh Weir the accommodation comprises of Through Lounge Diner fitted kitchen three first floor bedrooms and family bathro om. There is a compact WEST BACKING rear garden.



Property Description

LOUNGE/DINER

22' 6" x 19' max narrowing to 10'1" (6.86m x NaNm) A good size through room with double glazed windows to the front and rear. Some wood panelling and painted brick walls. Unit with a built in electric coal effect fire.

KITCHEN

11' 9" x 8' 7" (3.58m x 2.62m) A range of hessian fronted units at eye and base level with work surfaces over. Ceramic hob and a built in oven. Extractor cooker hood. Single drainer stainless steel sink unit with a mixer tap over. Chamber housing the gas fired boiler. Space and plumbing for a washing machine.

LANDING

Double glazed window to the side.

BEDROOM ONE

13' 9 plus wardrobes" x 9' 7" (4.19m x 2.92m) Built in wardrobes to one wall. Double glazed window to the front. Eaves storage cupboard.

BEDROOM TWO

14' 11 plus wardrobe depth" x 8' (4.55m x 2.44m) Double glazed window to the rear. Built in wardrobes.

BEDROOM THREE

10' 6" x 7' (3.2m x 2.13m) Double glazed window to the rear. Built in wardrobe.

BATHROOM

A white 3 piece suite comprises of a low level wc pedestal wash hand basin and a panelled bath with a mixer tap and





shower attachment. Mirror tiles to one wall. Obscure glazed window to the side. Electric fan heater.

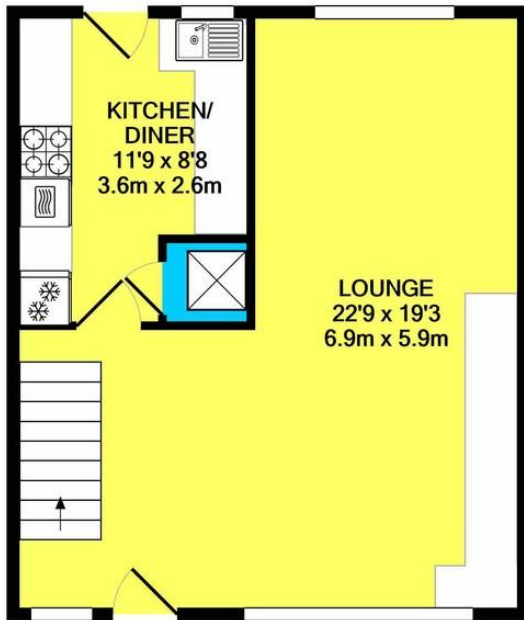
GARAGE

In a block to the front of the property.

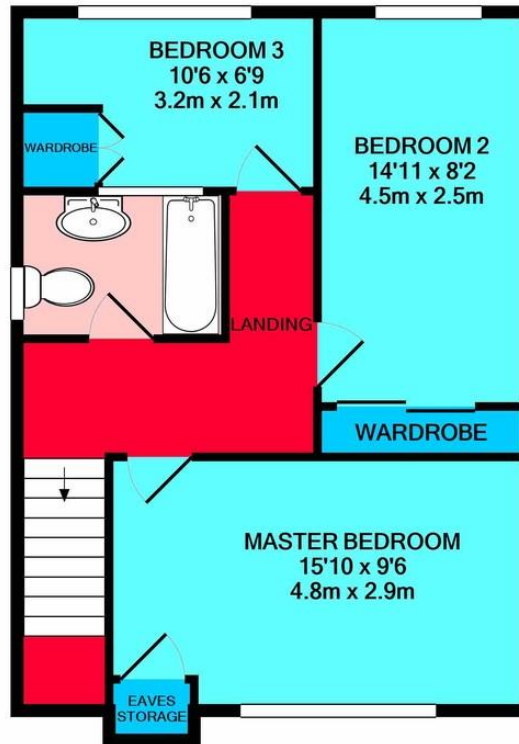
REAR GARDEN

This WEST BACKING rear garden measures approximately 25' and is in need of attention. Side access to the front. Outside water supply.





GROUND FLOOR
APPROX. FLOOR
AREA 439 SQ.FT.
(40.7 SQ.M.)



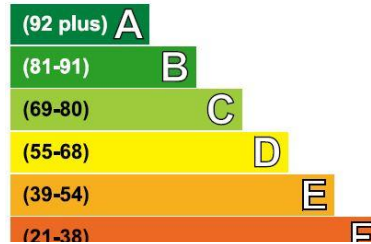
1ST FLOOR
APPROX. FLOOR
AREA 512 SQ.FT.
(47.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 951 SQ.FT. (88.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
47	82

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