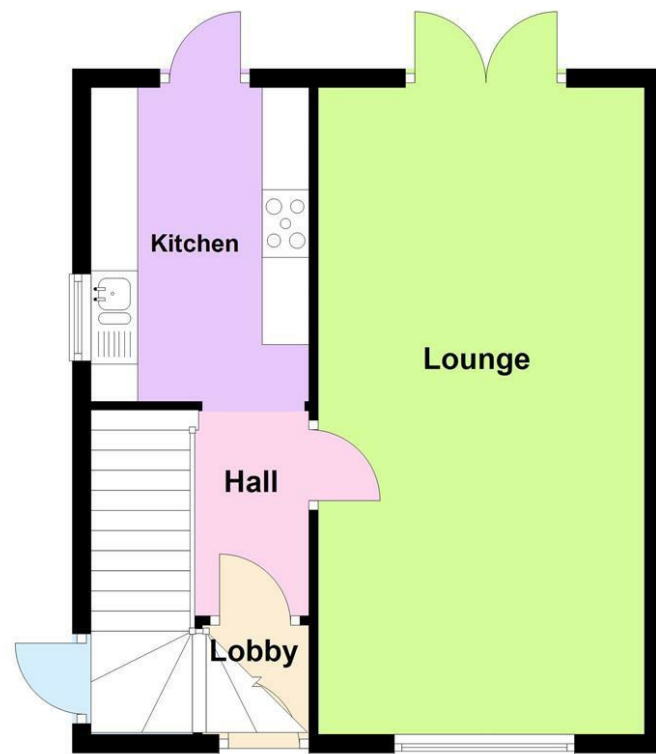
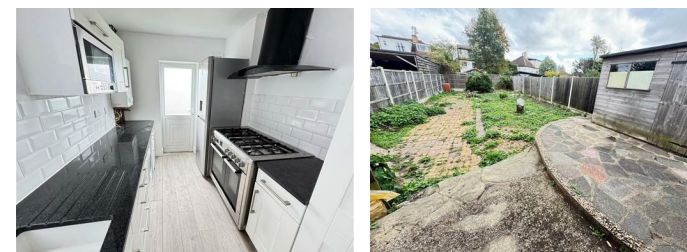
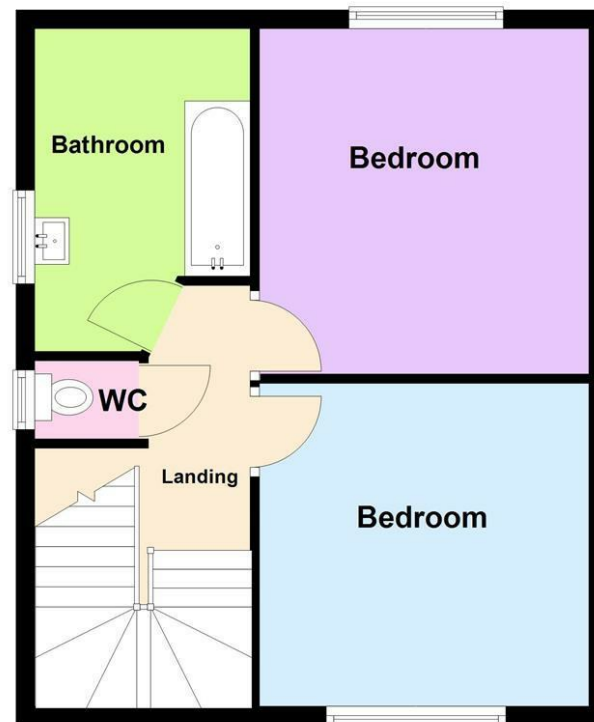


**Ground Floor**



**First Floor**



**14 Carlton Drive  
Thundersley, SS7 3YQ  
£318,500**

- 2 Double Bedrooms
- 22' Lounge/Diner
- White Shaker Style Kitchen
- Modern Bathroom
- Off Road Parking
- 65' Rear Garden
- No Onward Chain
- Close To Local Shops & Hadleigh Town Centre
- King John School Catchment
- Early Viewing Advised

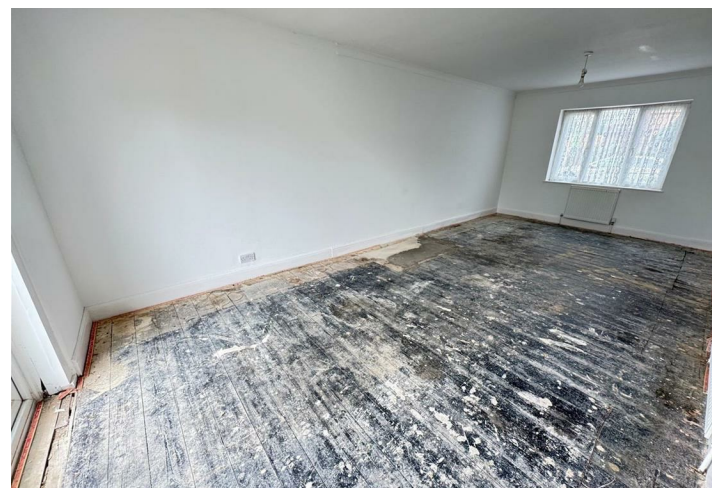
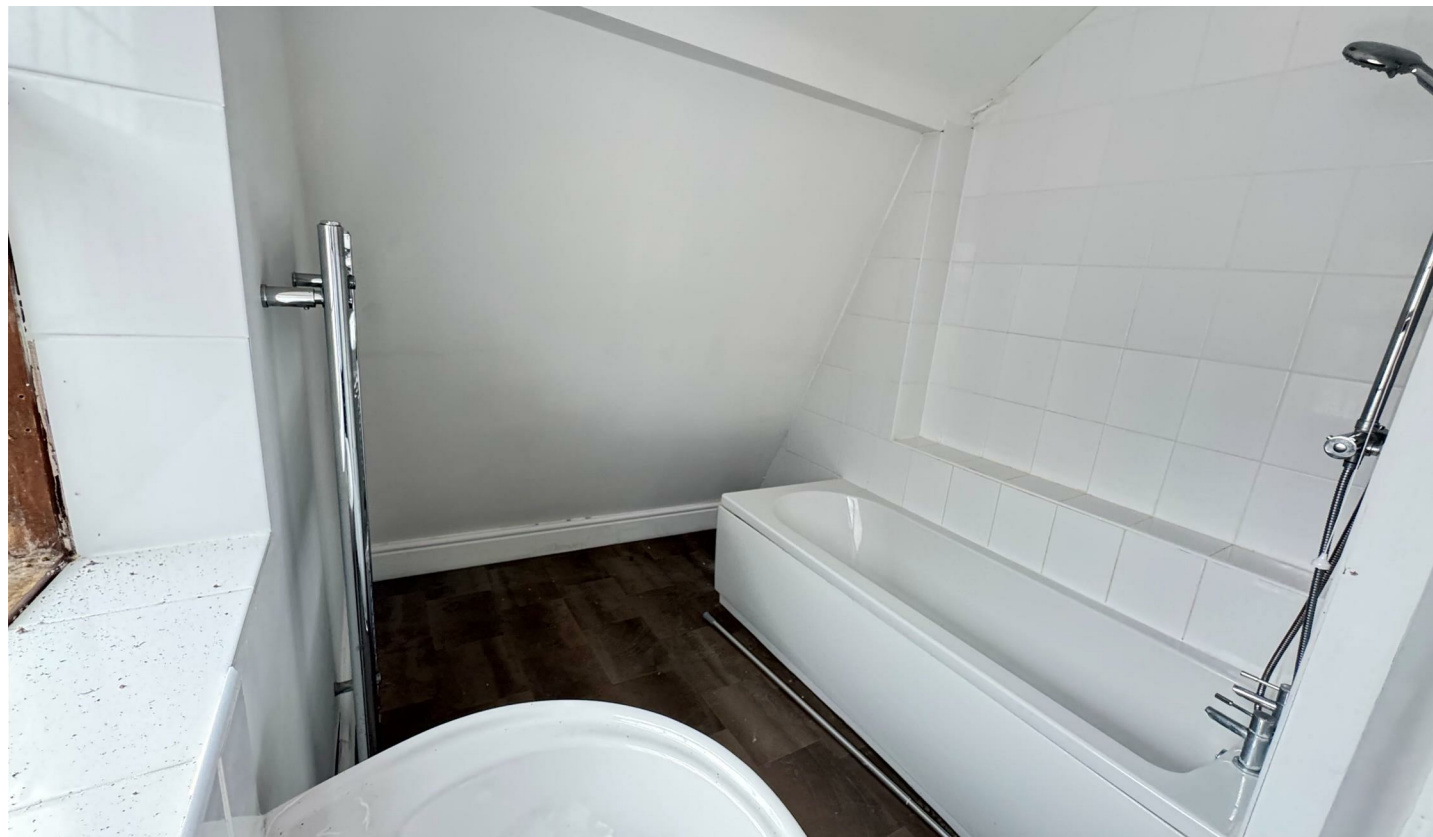


12-14 Berrys Arcade  
High Street  
Rayleigh  
SS6 7EF

Tel: 01268 770728  
info@stgeorgehomes.co.uk  
www.stgeorgehomes.co.uk

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: Current 64, Potential 86



**\*\*\*\* 2 BEDROOM HOME WITH 65' REAR GARDEN \*\*\*\***

**FRONT GARDEN**

Laid to lawn, potential parking for one car

Ideal opportunity to stamp your own style on this older style 2 bedroom semi detached house being offered with no onward chain,

The property has much scope and potential to improve and extend yet retaining some character features, and also benefits a modern fitted kitchen, 22' lounge/diner, white bathroom, UPVC double glazing, gas central heating and externally there is off road parking & a 65' rear garden,

Situated in a convenient location being close to local shops King John School & Hadleigh Town Centre, Both Benfleet & Rayleigh Stations are a short drive

**ACCOMODATION**

**LOBBY**

UPVC double glazed door to

**RECEPTION HALL**

UPVC double glazed window to side, stairs to first floor with storage cupboards below, radiator, power points,

**LOUNGE 22'7 x 11' (6.88m x 3.35m)**

UPVC double glazed window to front & French doors to the rear garden, coved, radiator, power points,

**KITCHEN 11'1 x 7'7 (3.38m x 2.31m)**

UPVC double glazed window to side & door to rear, modern white Shaker style units to both eye level & base level with contrasting granite worktops having inset sink/drain with mixer taps, range style stainless steel cooker with extractor hood, fitted microwave, plumbing for washing machine, splash back tiling, wall mounted combination boiler,

**FIRST FLOOR LANDING**

Access to loft space, radiator, power points,

**BEDROOM 1 11'2 x 11' (3.40m x 3.35m)**

UPVC double glazed window to rear, radiator, power points,

**BEDROOM 2 11'2 x 11' (3.40m x 3.35m)**

UPVC double glazed window to front, radiator, power points,

**BATHROOM**

Window to side, modern white suite comprising, panelled bath with shower over, wash hand basin, part tiled walls, heated towel rail,

**SEPERATE WC**

Window to side, white low level wc,

**OUTSIDE**

**REAR GARDEN 65' (19.81m)**

Patio area leading to lawn, further paving, timber shed, access to side,