

**14 Carlton Drive
Thundersley, SS7 3YQ
£325,000**

- 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

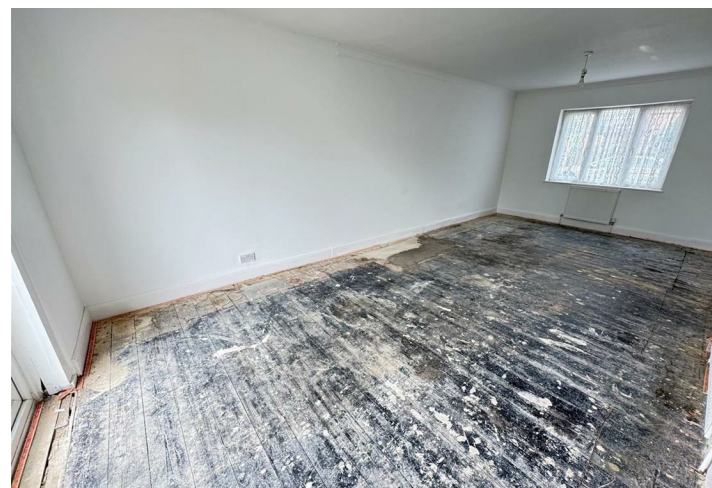
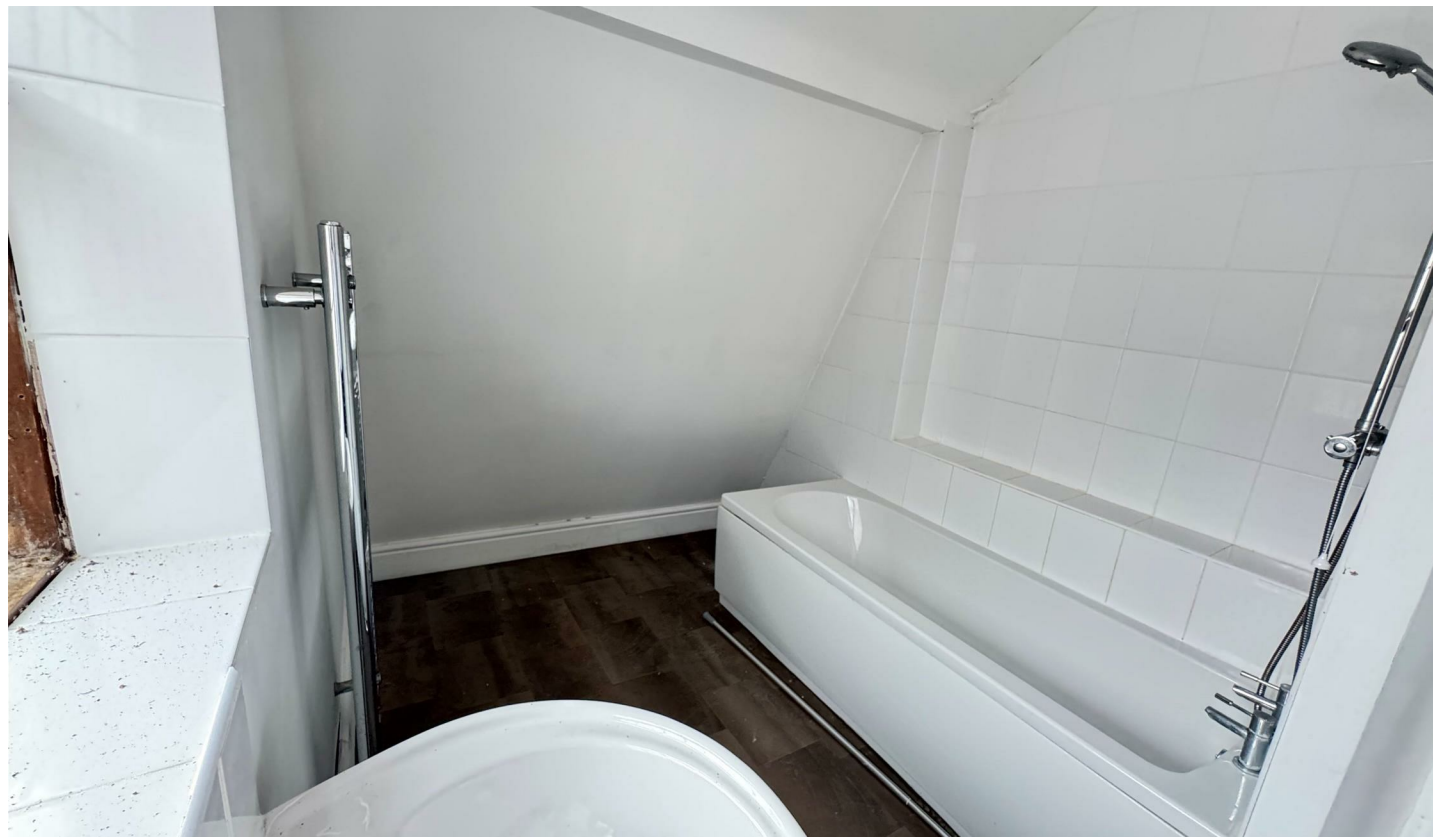


12-14 Berrys Arcade
High Street
Rayleigh
SS6 7EF

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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,