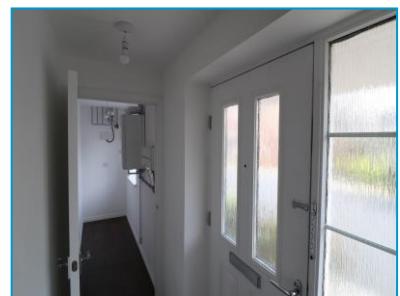
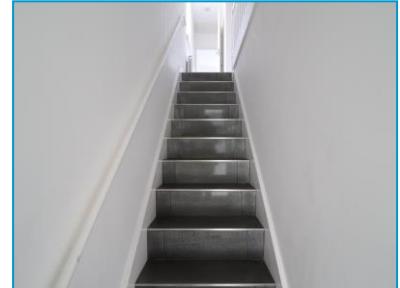




## Kiln Way, Southend-On-Sea



**Morgan Brookes believe** - This beautiful one bedroom Coach House is the perfect first time buy. Light and Bright and lacking no space, this property is sold with no onward chain and ready to move into.

**Our Sellers love** - The beautiful development of homes, sense of community and lovely neighbours. This estate is surrounded by farmland and has beautiful scenic walking routes nearby.

### Key Features

- One Bedroom Coach House.
- No Onward Chain.
- Built In 2017.
- Allocated Parking.
- Quiet Location.
- Well Maintained Development.
- Balcony.
- Spacious Kitchen/Living Area.

**£230,000**

# Kiln Way, Southend-On-Sea

## Entrance

Double glazed panelled door leading to:

## Hallway

Tiled flooring, radiator, large walk in storage cupboard with double glazed window to the front, smooth ceiling, stairs leading to first floor:

## Kitchen/Living Area

**20' 3" x 18' 0" (6.17m x 5.48m)**

Double glazed windows to front aspect, double glazed French doors leading to balcony, tiled flooring, radiator, opening to kitchen.

## Kitchen Area

**8' 7" x 7' 7" (2.61m x 2.31m)**

Base and eye level units incorporating roll top work surfaces with stainless steel sink and drainer, integrated oven with hob and extractor hood, space for fridge freezer and washing machine, tiled flooring, smooth ceiling.

## Inner Hallway

Double glazed window to the side aspect, radiator.

## Bathroom

Panelled bath with raised shower system, shower screen, pedestal hand basin, low level W/C, tiled flooring, radiator, smooth ceiling.

## Bedroom

**18' 1" x 9' 4" (5.51m x 2.84m)**

Two double glazed windows to the rear aspect, radiator, tiled flooring, smooth ceiling.

## Balcony

Glass balustrade, patio seating area.

## Parking

Allocated parking for one vehicle.

## Agents Note

The bike and bin storage areas are both the property of the vendors of No.4 Kiln Way. The vendors of No.2 Kiln Way have the right to use them.



Local Authority Information: Rochford District Council

**£230,000**

**01268 755626**

**morganbrookes.co.uk**

**Council Tax Band: B**

## MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use