



## 21 Spruce Close, Laindon, Essex, SS15 4DF

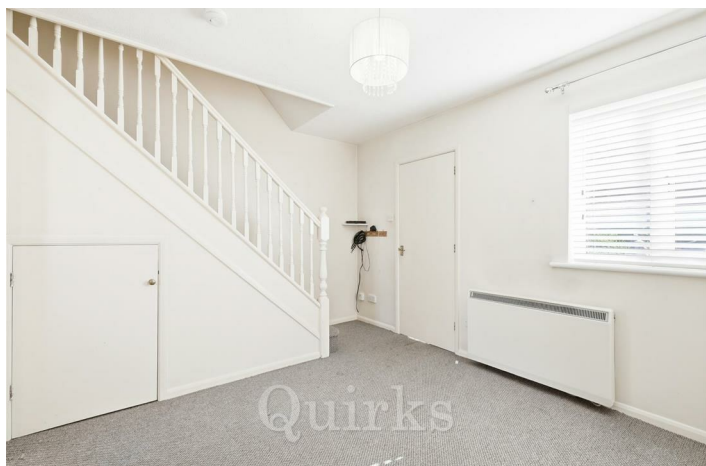
Asking Price £219,995

- FREEHOLD HOUSE
- COMMUNAL GARDENS
- UPVC DOUBLE GLAZING
- EARLY VIEWING RECOMMENDED
- PERFECT STARTER HOME
- NO ONWARD CHAIN
- ALLOCATED PARKING SPACE
- ENTRANCE PORCH
- ELECTRIC STORAGE HEATERS
- STEEPLE VIEW AREA

Offered for sale with NO ONWARD CHAIN and located just off Willowfields, within the popular Steeple View part of Laindon, this one bedroom house is situated on the popular Great Brook Mead development, built by Countryside Homes in the 1990's. This freehold property comes with an allocated parking space and further visitors spaces within the private car park to the front of the row of houses, there is a management company in place to maintain the communal grounds. Built to 'The Hyland' design, this cottage style house features an attractive Porch, with modern entrance door and UPVC double glazing throughout, the living room has built-in understairs storage, fitted kitchen / diner with space for a table, fridge / freezer and washing machine. The first floor landing has a large storage cupboard, housing the hot water cylinder, the bedroom is also a spacious double room, with large built-in wardrobe over the stairs. Fitted venetian blinds to remain in all rooms. The bathroom has a three piece suite, with paneled bath and shower attachment. Ideally suited for first time buyers and downsizers, this is a rare opportunity not to be missed !



Council Tax Band: B



## ENTRANCE PORCH

3'6 x 3'3

## LIVING ROOM

12'9 x 10'2

## KITCHEN / DINER

12'8 x 6'1

## FIRST FLOOR LANDING

6'1 x 4'2

## BEDROOM

10'3 x 9'5

## BATHROOM

6'4 x 6'1

## ALLOCATED PARKING SPACE

## MANAGEMENT CHARGES

This freehold house does have a managing agent for the maintenance of the communal grounds, the Vendor has supplied the following information: current annual service charge is £1,097.40, with annual ground rent charges of £5, this includes buildings insurance, these figures should be verified by your solicitor.





## Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

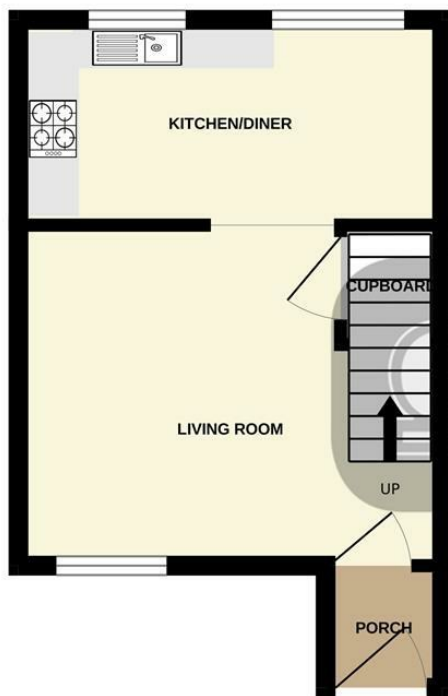
## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.  
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