





### THE OVERVIEW

\*\*\* GUIDE PRICE OF £225,000 - £245,000 \*\*\*

Jackson and Co are pleased to introduce this three bedroom end-terrace property to the market, situated within close proximity to Hythe station and the University of Essex. The property would be ideal for a first time buyer or investor.

### ENTRANCE HALL

Two radiators, stairs to first floor, storage cupboard and doors to;

### WC

Low level WC, wash hand basin and an obscured double glazed window to rear.

### KITCHEN/BREAKFAST ROOM

11' 9" x 9' 9" (3.58m x 2.97m) Matching base and eye level units, stainless steel sink bowl with drainer, space for a fridge/freezer, washing machine, tumble dryer and cooker, wall mounted boiler, radiator and a double glazed window to rear.



### LOUNGE

16' 9" x 11' 9" (5.11m x 3.58m) Radiator and double glazed window to front.

### FIRST FLOOR

Loft access, airing cupboard and doors to;

### MASTER BEDROOM

14' 8" x 10' (4.47m x 3.05m) Double glazed window to front, radiator and leading to;

### DRESSING ROOM

### BEDROOM TWO

11' 1" x 9' 8" (3.38m x 2.95m) Double glazed window to rear, radiator and built in wardrobes.

### BEDROOM THREE

9' 1" x 7' 9" (2.77m x 2.36m) Double glazed window to front, radiator and built in storage.

### BATHROOM

Low level WC, wash hand basin, panelled bath with shower over, radiator and an obscured double glazed window to rear.

### OUTSIDE

The property features a well presented rear garden which is mainly laid to lawn and fully enclosed. There is a laid to lawn area to the front and a pathway to the front door.



