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# Roth Drive, Hutton

**WN**  
PROPERTIES

# Roth Drive Hutton

£349,995

Located on the popular Thriftwood development in Hutton, this superb two bedroom terraced property is ideal for first time buyers or investment buyers. Clean and tidy throughout and situated within the catchment area of St Martins School (subject to acceptance). The ground floor comprises an entrance hall, spacious lounge/diner and kitchen with appliances. On the first floor, there are two double bedrooms and a family bathroom. Externally, there is an attractive landscaped south/west facing garden and garage with an allocated parking space in front. No onward chain. Viewing is highly recommended. EPC C.



### Entrance Hall

Entrance door leading to entrance hall with radiator, stairs to first floor with understairs storage and doors to;

**Kitchen 11' 0" x 5' 10" (3.35m x 1.78m)**

Range of wall and base fitted units with roll edge work surfaces. Stainless steel sink with

mixer tap, four ring gas hob, fitted electric oven, washing machine, fridge freezer, tiled splashbacks, wood effect flooring and double glazed window to front.

**Lounge/Diner 13' 10" x 11' 10" (4.21m x 3.60m)**

Spacious room with radiator and double glazed sliding door leading to attractive rear garden.

### First Floor Landing

Access to loft via hatch and pull down ladder. Doors to;

**Bedroom One 11' 10" x 9' 1" (3.60m x 2.77m)**

Double bedroom with radiator and double glazed window to rear.

**Bedroom Two 9' 2" x 8' 7" (2.79m x 2.61m)**


Double bedroom with airing cupboard housing hot water tank. Storage cupboard housing wall mounted boiler and double glazed window to front.

### Externally

Attractive South/West facing rear garden with paved area and adjacent lawn. Storage/tool shed at rear of garden to remain. Gate leading to garage and parking via pathway. Useful garage measuring 16' 5" x 9' 2" (5m x 2.8m) with storage on rafters and up and over Hormann garage door. Allocated parking space in front of garage and additional street parking to front of property if required.





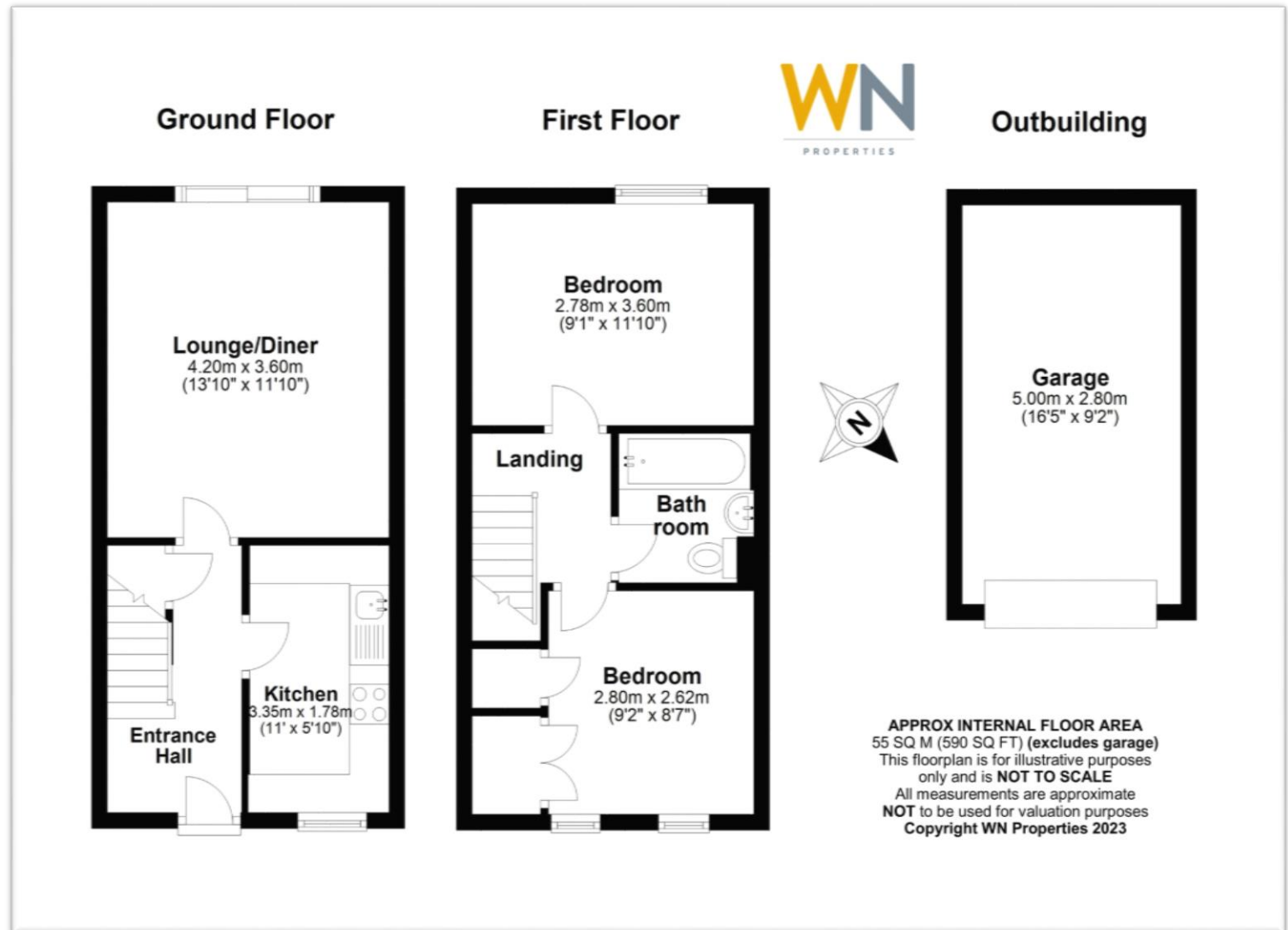
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		91
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Council Tax Band C

148 Hutton Road  
Shenfield  
Essex CM15 8NL  
**01277 225191**

[admin@wnproperties.co.uk](mailto:admin@wnproperties.co.uk)  
[wnproperties.co.uk](http://wnproperties.co.uk)



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