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Birkbeck Road, Hutton



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£385,000

Well presented two double bedroom terraced house situated within 0.9 miles of Shenfield Broadway and mainline station with local shops and schools even closer to hand. The accommodation comprises; living room, kitchen/diner, two bedrooms and family bathroom with shower bath. There is a well maintained rear garden and the property fronts a pleasant greensward. No onward chain. EPC C.



Entrance Hallway

Double glazed uPVC entrance door.
Stairs to first floor and door to;

Lounge *17' 5" x 12' 0" max (5.31m x 3.65m)*

Double glazed window to front,
fitted wall mounted electric fire,
door to;

Kitchen/Diner *15' 3" x 7' 9" (4.64m x 2.37m)*

Range of wall mounted and base level units, roll edge work surface with tiled splash backs incorporating single bowl single drainer sink unit, fitted gas hob with cooker hood above and electric single oven beneath. Door to understairs storage cupboard. Double glazed window to rear and double glazed patio doors leading to garden.

First Floor Landing

Door to airing cupboard and doors to;

Bedroom 1 *14' 4" x 10' 2" (4.36m x 3.09m)*

Double glazed windows to front, double doors to walk in wardrobe/cupboard also housing wall mounted gas fired boiler.

Bedroom 2 *L shaped 11' 6" max x 10' 7" max (3.50m x 3.22m)*

Double glazed window to rear and built in storage cupboard.

Bathroom

Obscure double glazed window to rear. White suite comprising close coupled WC, pedestal wash hand basin, panelled bath with shower attachment and shower screen.

Externally

Rear garden with patio area leading to lawn with shrub borders. Further paved path and rear patio. Wooden garden shed. To the front the garden is laid with paving and flower-bed borders.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band C

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