

Plot 8, Folly Grove, Folly Lane, Hockley, SS5 4SE



£ 350,000

LAST FEW PLOTS REMAINING

Situated on this popular new development, built by reputable builders Persimmon Homes, is this three bedroom mid terraced town house with two reception rooms, spacious kitchen/breakfast room and en suite to master bedroom. Our Ref: 16068.

Directions: Proceeding from our office at the Spa roundabout take the Main Roads towards Rayleigh. Continue along this road and past The Bull Public House, turning right into Folly Lane. Folly Grove can be found some distance on the right hand side.



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Company No. 4510230 VAT Registration No. 725 9879 75

ENTRANCE HALL

Stairs to first floor accommodation.

DINING ROOM 9' 11" x 8' 10" (3.02m x 2.69m)

GROUND FLOOR CLOAKROOM

A two piece suite comprising wash hand basin and low level wc.

KITCHEN/BREAKFAST ROOM 14' 6" x 13' 11" (4.42m x 4.24m)

FIRST FLOOR LANDING

Stairs to second floor accommodation.

LOUNGE 13' 11" x 9' 2" (4.24m x 2.79m)

Juliet balcony to front aspect.

BEDROOM ONE

13' 1" x 11' 2" (3.99m x 3.4m)

Door to en suite.

EN SUITE

A three piece suite comprising shower cubicle, wash hand basin and low level wc.

SECOND FLOOR LANDING

Storage cupboard.

BEDROOM TWO 13' 1" x 10' 2" (3.99m x 3.1m)

BEDROOM THREE 13' 1" x 11' 3" (3.99m x 3.43m)

FAMILY BATHROOM

A three piece suite comprising panelled bath, wash hand basin and low level wc.

Specification:

Gas central heating with combi boiler
White uPVC windows with double glazed sealed units
Internal doors - 4-panel grained, white gloss finish with chrome door furniture
Ceilings to be smoothed throughout with white emulsion
Magnolia paint finish to all walls
Staircases to have softwood handrail, square balustrades and newel posts in white gloss finish
BT point to hall
TV point to lounge
100% energy efficient light fittings to all rooms
Sockets and switches to be white as standard
Mains operated smoke alarm with standby supply
Single white oven, white hob and extractor hood
Boiler housings as standard
1.5 bowl stainless steel sink in the kitchen with chrome mixer tap
White sanitary ware to bathrooms and en suites
Half height tiling to bath wall. Full height to shower enclosure (where applicable)
GRP front door with multi-point locking system and white internal face
Front gardens in accordance with approved plans
Rear garden graded top soil

10-year Premier Guarantee warranty.



Consumer Protection from Unfair Trading Regulations 2008.

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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.