

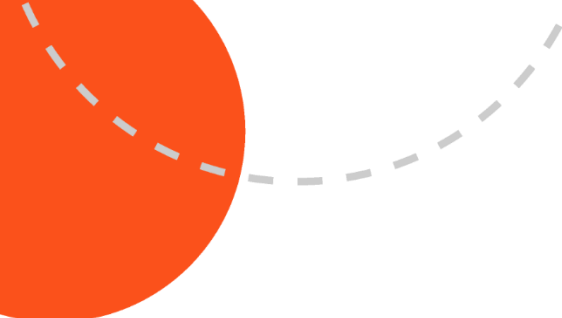


40 Fairfield Road, Eastwood SS9 5SB

3 bed semi detached bungalow / £1,300 pcm / t. 01702 555888





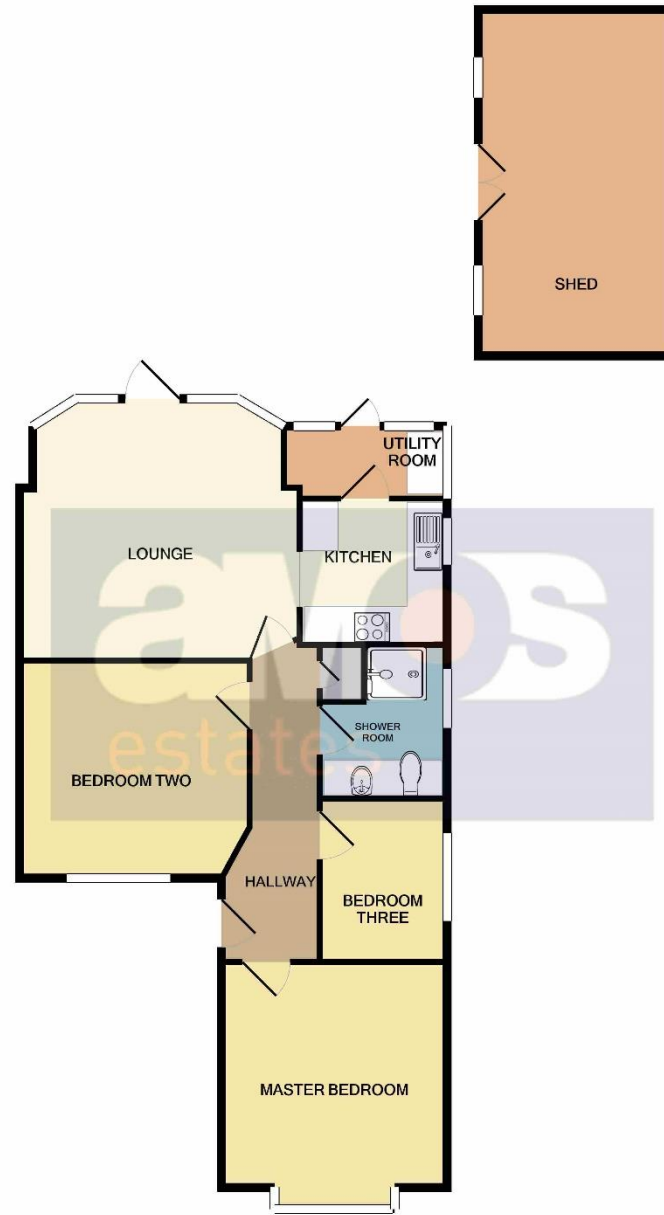


Offered to let is this **three bedroom** semi-detached bungalow in Eastwood situated close to the local amenities and within easy access to the A127. Presented to a high standard throughout, the property comprises of a generous size lounge, modern kitchen with utility room, three bedrooms and modern three piece shower room. Externally there is off street parking for one car, a rear garden and multi use outbuilding. Available for an immediate move!

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call home.**



TOTAL APPROX. FLOOR AREA 1028 SQ.FT. (95.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Highlights

- / Three Bedroom Semi Detached Bungalow**
- / Lounge 17'0 into bay x 14'2**
- / Kitchen 8'11 x 7'10**
- / Utility Room**
- / Bedroom One 12'6 x 12'5 into bay**
- / Bedroom Two 11'3 x 10'11**
- / Bedroom Three 9'0 x 6'11**
- / Shower Room**
- / Good Size Rear Garden With Outbuilding**
- / Off Street Parking**
- / EPC Band D**
- / Available September**



**Lounge **

17'0 into bay x 14'2

Double glazed windows and door to rear, radiators, fitted carpet, power points, archway through to:

**Kitchen **

8'11 x 7'10

Double glazed windows and door, units to eye and base level with cupboards and drawers, roll edge work surfaces, integrated cooker with hob above and extractor over, inset sink and drainer unit, tiled splash backs, power points, space for fridge, wood effect flooring.

**Utility Room **

Double glazed windows, door to garden, wood effect flooring, work surface with space for appliance.

**Bedroom One **

12'6 x 12'5 into bay

Double glazed window, fitted carpet, radiator, power points.

**Bedroom Two **

11'3 x 10'11

Double glazed window, fitted carpet, radiator, power points.

**Bedroom Three **

9'0 x 6'11

Double glazed window, fitted carpet, radiator, power points.

**Shower Room **

Obscure double glazed window, walk in shower cubicle, units incorporating wash basin and WC, tiled flooring, tiled walls, radiator.

**Rear Garden **

Good size garden laid to lawn, patio area, fenced boundaries. Large outbuilding.

**Front Garden **

Block paved providing off street parking.

**Available September \ Full Referencing Required \ EPC Band D **





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