

## Ashingdon Road, Rochford, SS4 1RP



O.I.E.O £270,000

Situated within a stone's throw of Holt Farm Infant and Junior Schools is this character two bedroom semi detached house. The property is in need of some refurbishment, however, offers potential to become a lovely family home and currently benefits from a wider than average plot, two reception rooms, large family bathroom, rear garden measuring 65ft and off street parking for two/three vehicles. No onward chain. Keys held for viewings. EPC Rating: TBC. Our Ref: 17335.



**Directions:** Proceed from the Hockley area along Spa Road under the railway bridge which becomes Greensward Lane and after approximately one and a half miles becomes Ashingdon Road.

**Tel: 01702 200666** [www.williamsanddonovan.com](http://www.williamsanddonovan.com)  
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Company No. 4510230 VAT Registration No. 725 9879 75

Entrance via composite entrance door to entrance hall.

## ENTRANCE HALL

Stairs to first floor accommodation.

## LOUNGE 13' 10" x 12' 1" into bay (4.22m x 3.68m)

Double glazed box bay window to front aspect. Fireplace with inset electric fire.



## DINING ROOM 13' x 11' 2" (3.96m x 3.4m)

Double glazed window to rear aspect. Fireplace with inset electric fire. Radiator. Large under stairs storage cupboard. Door to kitchen.



## KITCHEN 10' 6" x 8' 3" (3.2m x 2.51m)

Double glazed window to side aspect. Double glazed door providing access to rear garden. A range of base and eye level units incorporating roll edge work surface with inset stainless steel sink drainer unit. Built in double oven with inset gas hob above and concealed extractor hood. Space and plumbing for appliances. Tiled splash back. Tiled flooring.



## FIRST FLOOR LANDING

Access to loft.

## BEDROOM ONE 15' 11" x 13' 10" into bay (4.85m x 4.22m)

Double glazed box bay window to front aspect. Radiator.



### **BEDROOM TWO 11' 2" x 10' 5" (3.4m x 3.18m)**

Double glazed window to rear aspect. Radiator. Fitted wardrobes fitted to alcove.



### **BATHROOM 11' 7" x 10' 6" (3.53m x 3.2m)**

Double glazed window to rear aspect. A four piece suite comprising panelled bath, separate shower with sliding glass door, pedestal wash hand basin and low level wc. Storage cupboard fitted to alcove. Wall mounted boiler.



### **EXTERIOR.**

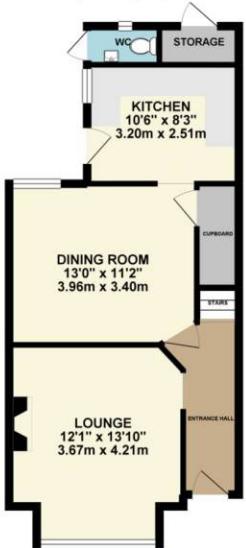
The **REAR GARDEN** measures approximately **65ft (19.81m)** commencing with hard standing with space for patio furniture. Laid to lawn. Small pond to rear. Two sheds to remain. Access to **EXTERIOR WC**. Double glazed window. A two piece suite comprising wash hand basin and low level wc.



Additional storage cupboard at rear of property. Gate providing access to front.

The **FRONT** has concrete driveway providing off street parking for two/three vehicles leading to side.

GROUND FLOOR 489.27 sq. ft.  
( 45.45 sq. m. )



1ST FLOOR 499.48 sq. ft.  
( 46.40 sq. m. )



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TOTAL FLOOR AREA : 988.74 sq. ft. ( 91.86 sq. m. ) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan 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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