

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Heritage Way, Rochford, SS4 1XA



Offers Over £295,000

Situated within close walking distance to Rochford mainline railway station with links to London, Liverpool Street, as well as the historic market square as well as shops and schools, is this two bedroom semi detached house with own driveway providing off street parking for two vehicles and a secluded rear garden.

Viewing advised. Our Ref: 19073.

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Entrance via uPVC glazed entrance door to entrance porch.

ENTRANCE PORCH

Door to lounge.

LOUNGE 13' 10" x 13' 3" (4.22m x 4.04m)

Double glazed window to front aspect. Feature fireplace with inset fire. Plastered ceiling with inset spotlighting. Wood flooring. Stairs to first floor accommodation. Door to kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM 13' 10" x 8' 1" (4.22m x 2.46m)

Double glazed window to rear aspect. Double glazed door providing access to rear garden. A range of base and eye level units incorporating roll top work surface with a one and a half stainless steel sink drainer unit. Integrated electric oven with gas hob and stainless steel extractor chimney above. Space for freestanding fridge freezer. Space and plumbing for washing machine. Tiled splashbacks. Plastered ceiling.



FIRST FLOOR LANDING

Double glazed window to side aspect.

BEDROOM ONE 11' 5" x 10' 5" (3.48m x 3.18m)

Double glazed window to front aspect. Wood flooring. Over stairs storage cupboard. Radiator. Plastered ceiling with inset spotlighting.



BEDROOM TWO 9' 11" x 7' 11" (3.02m x 2.41m)

Double glazed window to rear aspect. Textured ceiling. Radiator.



BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising panelled spa bath with centralised chrome mixer taps, shower over and full height glass screen, pedestal wash hand basin with chrome mixer tap and close coupled wc. Tiled walls. Tiled flooring. Radiator. Plastered ceiling with inset spotlighting.



EXTERIOR.

The **REAR GARDEN** commencing with patio area. Laid to lawn. Brick wall to one boundary. Fence to the other. Gate providing access to side and front.

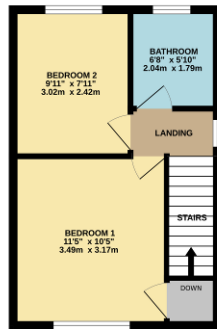
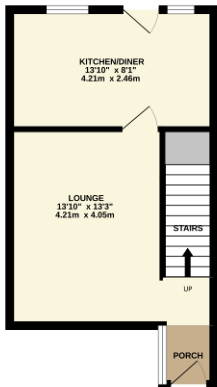


The **FRONT** has own driveway providing off street parking for two vehicles. Artificial lawn area. Pathway leading to front door. Shingled area.



GROUND FLOOR
309 sq.ft. (28.7 sq.m.) approx.

1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA- 604 sq.ft. (56.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures and approximate measurements of areas, volumes, masses and other data, the Seller does not accept any responsibility in respect of any errors or omissions. The Seller is not responsible for any errors or omissions in the sales particulars. The services, appliances and fixtures shown have not been tested and no guarantee is made as to their condition or operation.
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