

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

2 St Mary Cottages, Hall Road, Rochford, SS4 1PG



Guide Price:
£275,000 - £300,000

Situated on Hall Road, with a frontage of approximately 60ft, is this character two bedroom bay fronted cottage with many original features, rear garden measuring approximately 70ft with far reaching views to the rear and driveway providing off street parking for several vehicles. Offered with no onward chain.
Council Tax Band: C. EPC Rating: TBC.
Viewing recommended. Our Ref: 19179.

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Accommodation comprises:

Entrance via uPVC glazed door to entrance porch.

ENTRANCE PORCH 12' 2" x 5' 10" (3.71m x 1.78m)

Double glazed windows to all aspects. Wood effect flooring. uPVC door providing access to entrance hall.



ENTRANCE HALL

Under stairs storage cupboard.

LOUNGE 11' 11" x 11' 11" (3.63m x 3.63m)

Double glazed bay window to front aspect. Feature brick built fireplace. Radiator. Wood effect herringbone flooring. Original beams to ceiling.



DINING ROOM 11' 11" x 10' 7" (3.63m x 3.23m)

Double glazed window to rear aspect. Original feature fireplace. Radiator. Plastered ceiling. Stairs to first floor accommodation. Door to kitchen.



KITCHEN 10' 2" x 6' 2" (3.1m x 1.88m)

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 inset sink drainer unit. Space and plumbing for appliances. Door to bathroom.



BATHROOM 8' 9" x 6' 2" (2.67m x 1.88m)

Obscure double glazed window to side aspect. A two piece suite comprising panelled bath with shower over and full height glass shower screen and pedestal wash hand basin. Radiator. Tiled effect flooring. Access to loft. Door to wc.



WC

Obscure double glazed window to side aspect. Close coupled wc. Tiled effect flooring.



FIRST FLOOR LANDING

BEDROOM ONE 11' 11" x 10' 7" (3.63m x 3.23m)

Double glazed window to rear aspect. Original feature fireplace. Radiator. Storage cupboard. Over stairs storage cupboard.



BEDROOM TWO 11' 11" x 10' 7" (3.63m x 3.23m)

Double glazed window to front aspect. Radiator. Original beams to ceiling.



EXTERIOR.

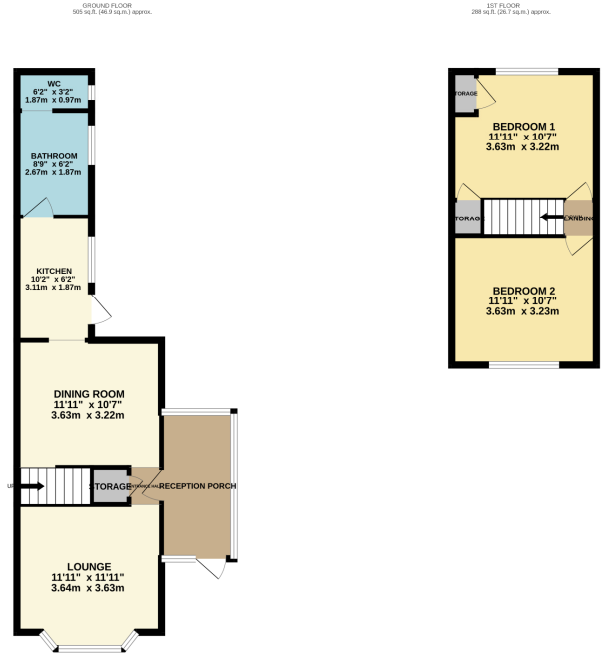
The **REAR GARDEN** measures approximately 70ft (21.34m) commencing with patio area leading to garden. Far reaching views to the rear of the property. Laid to lawn. A selection of mature flower and shrub borders. Sheds to remain.



The **FRONT** has shingled driveway providing off street parking for several vehicles with the property having an approximately 60ft (18.29m) road frontage. Lawn area.

Agents Note:

The property offers potential for extension to side and rear, subject to the usual planning consents.



TOTAL FLOOR AREA: 793 sq. ft. (73.6 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and materials shown have not been tested and no guarantee can be given for their condition or effectiveness. See also the Seller's Information Pack.
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