

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Avon Close, Rochford, SS4 3AB



Guide Price:
£325,000 - £350,000

Situated in a quiet cul de sac location, within walking distance to local amenities, is this well presented three bedroom semi detached family home with two reception rooms. With a secluded rear garden, detached garage and own driveway providing off street parking for several vehicles.

Council Tax Band: C. EPC Rating: C.
Viewing recommended. Our Ref: 17812.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Radiator. Large walk in under stairs storage cupboard. Wood effect flooring. Plastered ceiling.



LOUNGE 18' 10" x 11' 2" (5.74m x 3.4m)

Two double glazed windows to front aspect. Stairs to first floor accommodation. Feature brick built fireplace with space for freestanding log burner. Radiators. Coving to textured ceiling.



DINING ROOM 14' 10" x 9' 6" (4.52m x 2.9m)

Double glazed window to rear aspect. Radiator. Wood effect flooring. Plastered ceiling. Open to kitchen.



KITCHEN 9' 8" x 7' 6" (2.95m x 2.29m)

Double glazed window to rear aspect. Double glazed door providing access to rear garden. A range of Shaker style base and eye level units incorporating marble effect roll top work surface with inset stainless steel sink drainer unit. Integrated electric oven. Induction hob with extractor above. Integrated appliances. Tiled flooring.



GROUND FLOOR WC

Obscure double glazed window to side aspect. A two piece suite comprising pedestal wash hand basin and close coupled wc. Cupboard housing wall mounted boiler. Tiled walls. Tiled flooring.



FIRST FLOOR LANDING

Airing cupboard. Access to loft.

BEDROOM ONE 11' 2" x 10' 10" (3.4m x 3.3m)

Double glazed window to front aspect. Radiator. Over stairs storage cupboard. Textured ceiling.



BEDROOM TWO 11' 6" x 9' 6" (3.51m x 2.9m)

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



BEDROOM THREE 11' 2" x 8' (3.4m x 2.44m)

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



BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with shower over and bi folding shower screen, pedestal wash hand basin and close coupled wc. Heated chrome towel radiator. Tiled walls. Tiled flooring.



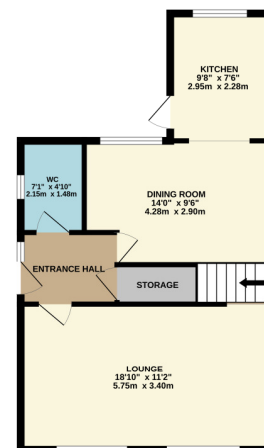
EXTERIOR.

The **REAR GARDEN** commences with patio area leading to garden. Laid to lawn. A selection of mature flower and shrub borders. **DETACHED GARAGE** with up and over door. Gate providing access to front.

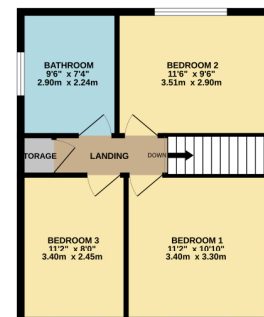


The **FRONT** has own driveway providing off street parking leading to garage.

GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 965 sq.ft. (89.7 sq.m.) approx.

Whilst every attempt 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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