

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Somerset Avenue, Rochford, SS4 1QB



Guide Price £350,000 - £375,000

Situated in a popular location is this three good size bedroom semi-detached house benefiting from having large open plan lounge/dining room, playroom, double gated access to rear garden, own driveway providing ample off-street parking and double garage. Council Tax Band:D. EPC Rating:D. Our Ref 11763

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Entrance via double glazed entrance door to

### ENTRANCE HALL

Stairs to first floor accommodation.

### GROUND FLOOR CLOAKROOM/WC

WC with low level cistern. Wall mounted wash hand basin. Tiled effect flooring. Tiled effect walls.

### LARGE OPEN PLAN LOUNGE/DINER

#### LOUNGE 15' 3" x 12' 7" (4.65m x 3.84m)

Feature brick built fireplace with gas fire. Coving to ceiling. Radiator.



#### DINING ROOM 15' 3" x 7' 3" (4.65m x 2.21m)

Double glazed window to the rear aspect. Double glazed patio doors providing access to the rear. Coving to ceiling. Radiator.



#### KITCHEN 14' x 8' (4.27m x 2.44m)

Double glazed window to the side aspect. Double glazed window to the front aspect. Range of base and eye level units. Roll edge work surfaces. Inset sink with double drainer unit. Integrated eye level NEFF double electric oven. Inset gas hob. Space for appliances. Radiator. Door to

#### PLAY/GAMES ROOM 19' 3" x 7' 4" (5.87m x 2.24m)

Double glazed window to the front aspect. Coving to ceiling. Radiator.



### FIRST FLOOR ACCOMMODATION

#### LANDING

Doors to rooms.

#### BEDROOM ONE 15' 3" x 11' 10" (4.65m x 3.61m)

Double glazed window to the front aspect. Built-in wardrobes. Separate storage cupboard. Radiator.



### BEDROOM TWO 9' 10" x 8' 7" (3m x 2.62m)

Double glazed window to the rear aspect. Radiator.



### BEDROOM THREE 9' 10" x 6' 5" (3m x 1.96m)

Double glazed window to the rear aspect. Radiator.



### SHOWER ROOM

Obscure double glazed window to the side aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Large walk-in shower cubicle. Tiled walls. Radiator.



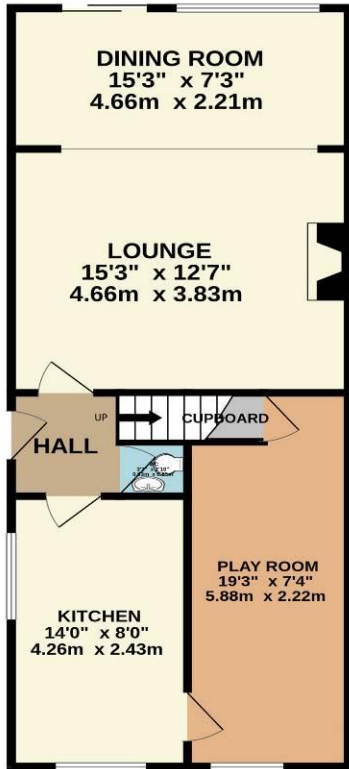
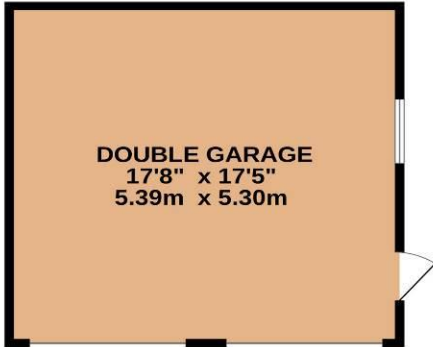
### EXTERIOR

The REAR GARDEN measures approximately 60' (18.29m) and commences with paved patio to laid lawn.

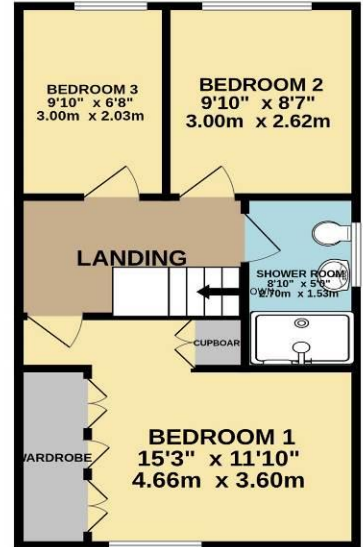


The FRONT has large tarmac driveway providing off-street parking for approximately four vehicles, leading to double opening gates providing access to the rear and continuation of driveway (paved and car width) leading to **DOUBLE GARAGE** with two Up & Over doors.

GROUND FLOOR  
898 sq.ft. (83.5 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 1324 sq.ft. (123.0 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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