

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Minton Heights, Rochford, SS4 3EQ



Guide Price:  
£375,000 - £400,000

Situated in a cul de sac in a popular part of Rochford is this two bedroom link detached bungalow with spacious lounge, kitchen/diner, south east facing 40ft rear garden and garage.

No onward chain. Council Tax Band: D.  
EPC Rating: D. Viewing advised. Our Ref: 19833.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

[sales@wdhockley.com](mailto:sales@wdhockley.com) | [sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01702 200666 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



Accommodation comprises:

Entrance via uPVC double glazed door under **STORM PORCH** to entrance hall.

#### **ENTRANCE HALL**

Radiator. Two storage cupboards. Access to loft. Wood effect laminate flooring. Doors to lounge, kitchen, bathroom and bedrooms.



#### **KITCHEN/DINER 15' 2" x 8' 10" (4.62m x 2.69m)**

uPVC double glazed lead light windows to side and rear aspects. uPVC double glazed lead light door to side aspect. A range of base and eye level units incorporating Granite work surface with inset sink drainer unit. Gas Range Cooker. Plumbing and space for washing machine and dishwasher. Baxi boiler (approximately eight years old). Plastered ceiling with downlights. Continuation of wood effect laminate flooring.



#### **LOUNGE 15' 2" x 14' 1" (4.62m x 4.29m)**

uPVC double glazed patio doors providing access to rear garden. Feature fireplace with electric fire. Radiator. Coving to ceiling.



### BATHROOM

Two uPVC double glazed windows to side aspect. A four piece suite comprising panelled bath, enclosed shower, pedestal wash hand basin and close coupled wc. Towel rail radiator. Vinyl flooring. Tiled walls. Plastered ceiling.



### BEDROOM ONE 11' 7" x 10' 11" (3.53m x 3.33m)

uPVC double glazed lead light window to front aspect. Radiator. Plastered ceiling.



### BEDROOM TWO 11' 8" x 7' 9" (3.56m x 2.36m)

uPVC double glazed lead light window to front aspect. Built in wardrobes. Radiator. Coving to plastered ceiling.



### EXTERIOR.

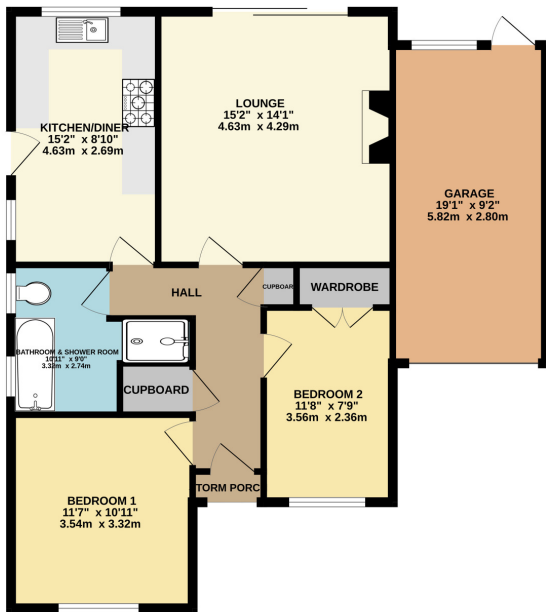
The **REAR GARDEN** is south east facing and measures approximately 40ft (12.19m) commencing with steps up to patio area. Laid to lawn. Shrub borders. Side access to front. **GARAGE** 19' 1" x 9' 2" (5.82m x 2.79m) with uPVC double glazed window and door. With electric up and over door. Power and lighting.



The **FRONT** has own driveway providing off street parking for two vehicles leading to garage. Laid to lawn.



GROUND FLOOR  
912 sq.ft. (84.7 sq.m.) approx.



TOTAL FLOOR AREA: 912 sq.ft. (84.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the foregoing combined floor measurements of doors, windows, stairs 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 not 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.  
 Made with Metronix C0024

**Consumer Protection from Unfair Trading Regulations 2008.**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.