

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Rectory Avenue, Rochford, SS4 3AW



Guide Price:
£325,000 - £350,000

Situated in a quiet cul de sac position is this immaculate two double bedroom end terraced family home with spacious accommodation to the ground floor and a recently fitted bathroom. Externally there is a secluded low maintenance rear garden and own driveway providing off street parking. Within walking distance to local amenities.

Council Tax Band: C. EPC Rating: C.

Viewing advised. Our Ref: 19903.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Wood effect flooring. Coving to plastered ceiling.



GROUND FLOOR WC

A two piece suite comprising wall mounted wash hand basin with chrome taps and tiled splash back and close coupled wc. Radiator. Plastered ceiling.



KITCHEN 8' 1" x 7' 7" (2.46m x 2.31m)

Double glazed window to front aspect. A comprehensive range of modern Shaker style base and eye level units incorporating granite effect roll top work surface with one and a half stainless steel sink drainer unit. Integrated electric oven. Four ring gas hob with stainless steel splash back and stainless steel extractor chimney above. Complimentary upstand. Space for fridge freezer. Space and plumbing for appliances. Wall mounted boiler. Plastered ceiling. Wood effect flooring.



LOUNGE 18' 5" x 14' 6" (5.61m x 4.42m)

Double glazed window to rear aspect. Double glazed patio doors providing access to rear garden. Stairs to first floor accommodation with under stairs storage cupboard. Radiators. Wood effect flooring. Coving to plastered ceiling.



FIRST FLOOR LANDING

Full height walk in storage cupboard.



BEDROOM TWO 14' 6" x 9' 1" (4.42m x 2.77m)

Double glazed windows to front aspect. Radiator. Coving to plastered ceiling.



BEDROOM ONE 14' 6" x 9' 10" (4.42m x 3m)

Two double glazed windows to rear aspect. Built in wardrobe. Radiator. Coving to plastered ceiling.



BATHROOM (RECENTLY FITTED)

Obscure double glazed window to side aspect. A three piece suite comprising panelled bath with thermostatic shower over and full height shower screen, inset wash hand basin with chrome mixer tap and vanity storage below and close coupled wc. Heated towel radiator. Tiled walls. Tiled flooring. Plastered ceiling with inset LED spotlighting.



SPACIOUS SIDE WAY with gate providing access to front.



The property is located in a cul de sac position off Rectory Avenue with own driveway to the side providing off street parking for one/two vehicles.

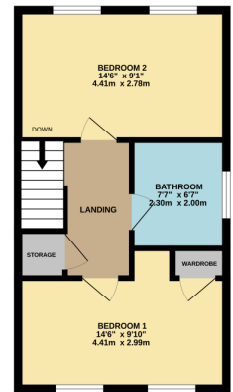
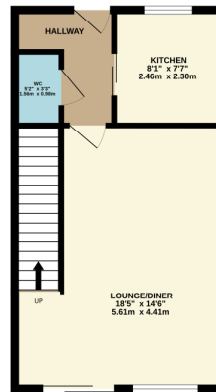
EXTERIOR.

A **SECLUDED REAR GARDEN** commencing with hardstanding patio area. A selection of flowers, shrubs and trees.



GROUND FLOOR
383 sq ft. (35.5 sq.m.) approx.

1ST FLOOR
383 sq ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 766 sq ft. (71.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans, measurements of floors, windows, doors and other areas are approximate and no responsibility is taken for any errors or omissions on the drawings. The plans for illustrative purposes only and should be used as a guide to the prospective purchaser. The plan, layout and appearance shown here are based on the best available information and are subject to change without notice. Made with floorplans 12024.

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.