

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Moorcroft, Rochford, SS4 3LB



£325,000

Situated in a popular location, within a quiet cul de sac, is this spacious three bedroom end terraced home benefiting from having open plan kitchen/breakfast room, secluded rear garden, parking and detached garage in a block to the rear. Within walking distance to local amenities including schools and shops.

Council Tax Band: C. EPC Rating: tbc.

Ref 20002

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Entrance via double glazed entrance door to

ENTRANCE HALL

Door to **CLOAKROOM/WC**

Obscure double glazed window to the front aspect. WC with low level cistern. Wall mounted wash hand basin.

LOUNGE 14' 10" x 10' 10" (4.52m x 3.3m)

Double glazed window to the front aspect. Stairs to first floor accommodation. Coving to ceiling. Radiator. Open plan through to



KITCHEN/BREAKFAST ROOM 17' 8" x 10' 4" (5.38m x 3.15m)

Double glazed window to the rear aspect. Double glazed French doors providing access to Conservatory. Base and eye level units. Inset sink drainer unit. Space for appliances. Space for American style fridge/freezer. Under stairs storage area. Coving to ceiling. Radiator.



CONSERVATORY 16' 4" x 9' 3" (4.98m x 2.82m)

Double glazed windows. Double glazed French doors providing access to rear garden. Tiled floor.



FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM ONE 12' 1" max x 11' 5" max (3.68m x 3.48m) Double glazed window to the rear aspect. Textured ceiling. Radiator.



BEDROOM TWO 11' 5" x 10' 10" (3.48m x 3.3m)

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



BEDROOM THREE 9' 3" x 8' 1" (2.82m x 2.46m)

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



BATHROOM

Double glazed Velux window. WC with low level cistern. Pedestal wash hand basin. Panelled bath with shower over and tiled surround. Radiator.



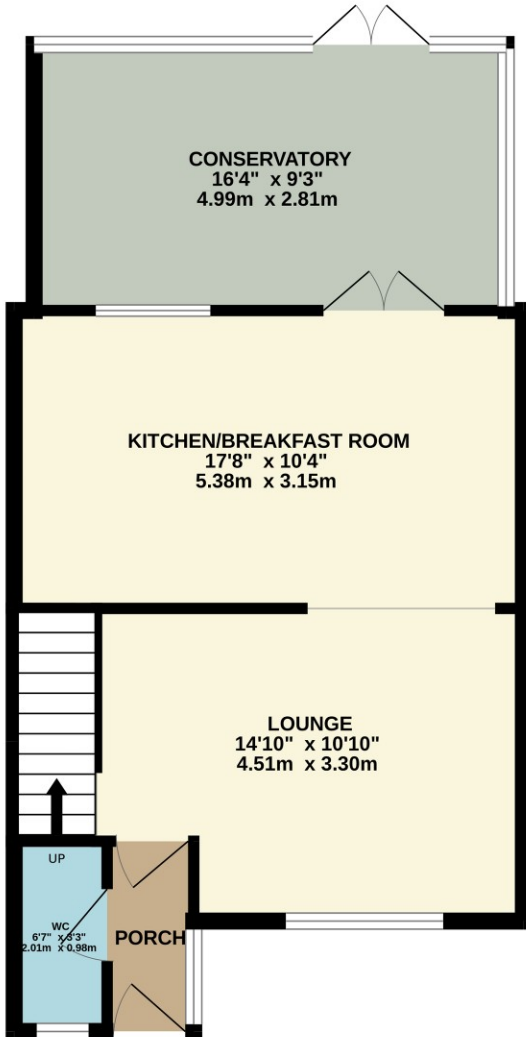
EXTERIOR

The **REAR GARDEN** measures approximately 35' (10.67m) and commences with patio leading to laid lawn. Selection of mature flowers, trees and shrubs to borders. SHED to remain. Gate to rear providing access to private service road and walk-way leading to **GARAGE IN BLOCK** and rear parking.

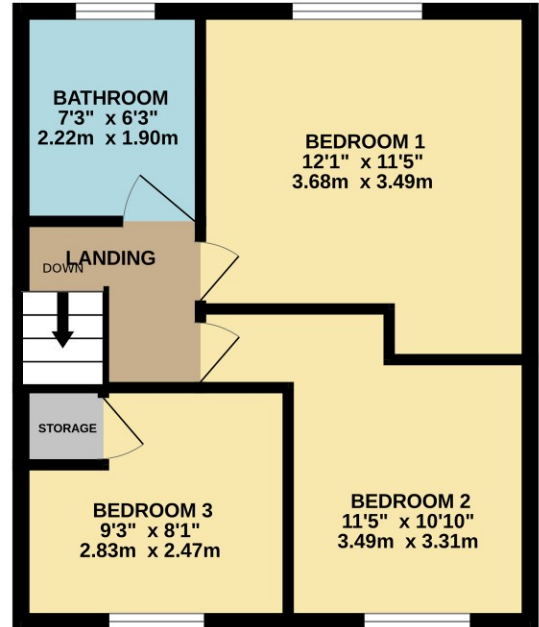


The **FRONT** has pathway leading to property entrance door.

GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 923 sq.ft. (85.8 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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