



* £475,000 - £480,000 * No Onward Chain * Former Show Home on the Trafalgar Green Development * Three bedroom semi-detached family home in Rochford located close to favoured amenities and well-regarded schools. Well presented throughout and offers a spacious lounge, a bright and airy conservatory, a convenient ground floor WC, three double bedrooms, two bathrooms, off-street parking, a garage and an extensive rear garden.

- No Onward Chain
- Spacious Lounge and a Bright and Airy Conservatory
- Convenient Ground Floor WC
- Three Piece Bathroom and an Ensuite to the Master Bedroom
- Off-Street Parking and a Garage
- Semi-detached Family Home
- Good-Sized Kitchen
- Three Double Bedrooms
- Extensive Rear Garden
- Double Glazing and Gas Central Heating

Victory Lane

Rochford

£475,000

Price Guide



Victory Lane



Victory Lane is situated on the popular 'Trafalgar Green Development' in the heart of Rochford. Within close proximity, you will find convenient bus connections, whilst Rochford Train Station is ideal for anyone who commutes to the city via London Liverpool Street Station. Also within easy reach are well-regarded schools, popular amenities and iconic parks.

This well-loved family home has been presented to a high standard throughout and accommodates a spacious lounge, a bright and airy conservatory, a good-sized kitchen and a convenient WC on the ground floor. Upstairs, there are three double bedrooms, an ensuite shower room to the master bedroom and a three piece family bathroom. Further benefits include double glazing, gas central heating, storage space, an extensive laid to lawn rear garden, off-street parking and a garage.

Three Bedroom Semi-Detached House

Entrance Hall

Wood effect floors throughout, coving to ceiling edge, radiator, stairs to the first floor, under stair storage and doors to:

Lounge

15'8 x 13'9

Carpeted floors throughout, coving to ceiling edge, french doors to the rear aspect, feature fireplace and a radiator.

Conservatory

13'8 x 12'1

Double glazed windows throughout, carpeted floors throughout and french doors to the rear and side aspects.

Kitchen

12'4 x 8'10

Double glazed window to the front aspect, laminate floors throughout, base and wall level storage units, inset sink with a draining board, inset four ring gas hob with an oven beneath and extractor fan above, space for a fridge/freezer and a radiator.

WC

Obscure double glazed window to the side aspect, wood effect floors throughout, sink with a chrome mixer tap and a WC.

Landing

Doors to:

Bedroom One

14'1 x 12'3

Double glazed window to the front aspect, carpeted floors throughout, built-in wardrobes, radiator and door to:

Ensuite

5'7 x 5'2

Obscure double glazed window to the side aspect, WC, sink and enclosed shower.

Bedroom Two

13'10 x 8'10

Double glazed windows to the front and side aspects, carpeted floors throughout, built-in storage with double doors and a radiator.

Bedroom Three

10'3 x 8'9

Double glazed window to the rear aspect, carpeted floors throughout and a radiator.

Bathroom

6'8 x 6'4

Obscure double glazed window to the rear aspect, WC, sink with a mixer tap and a panelled bath.

Garden

70ft (approx)

Mainly laid to lawn with decked seating areas, fences to all boundaries and mature shrubs and trees.

Garage

Up and over door to the front aspect, power and lighting.

Off-Street Parking

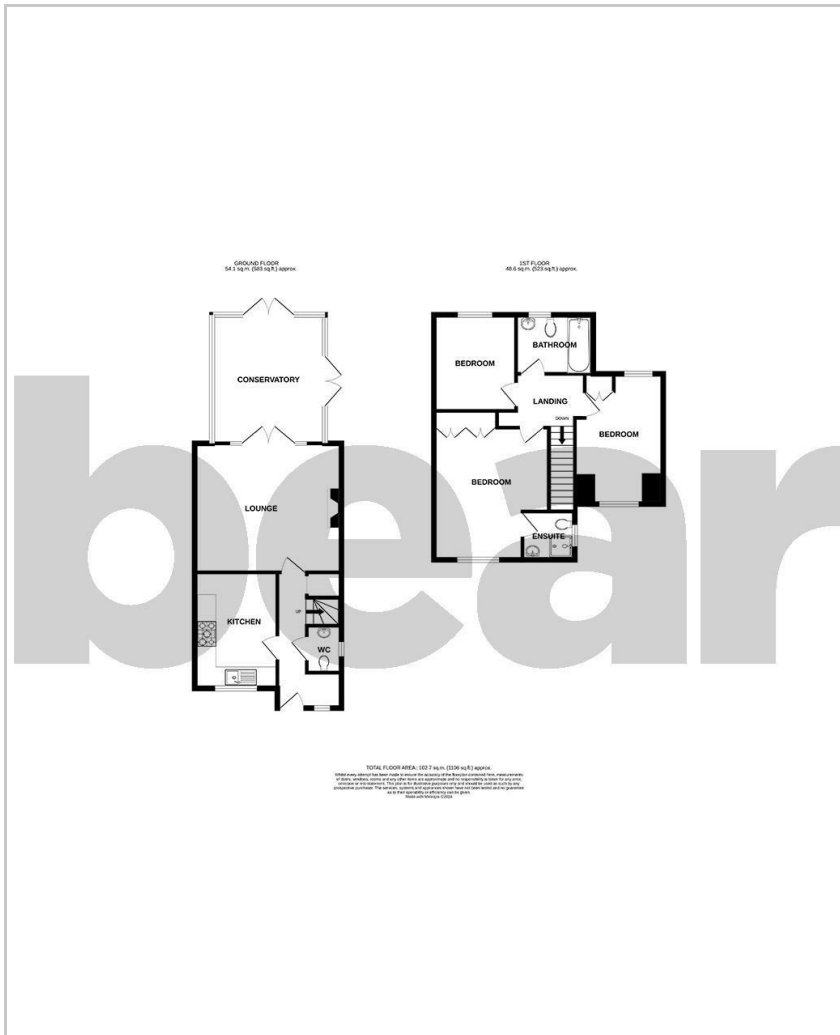
Block paved driveway providing off-street parking for two vehicles.

Agents Notes

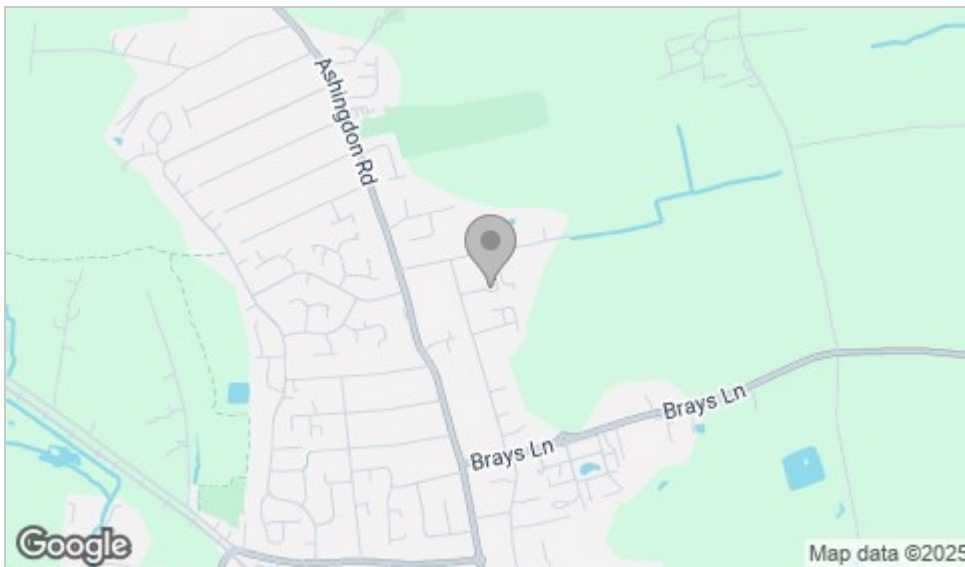
A new boiler was fitted in 2022 and has a 10+ year guarantee.



Floor Plan



Area Map



Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

