

95 Princess Gardens, Rochford, Essex, SS4 3BJ
Price Guide £350,000

bear
Estate Agents



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Council Tax Band: D

Bear Estate Agents are delighted to bring to the market this sizeable and versatile two bedroom link detached bungalow, with the opportunity to be utilised as a three bedroom home, with some minor adjustments. Located on a large corner plot. Perfectly nestled in a quiet cul-de-sac to offer convenient access to a wealth of excellent travel links and amenities, with sought after schools, shops, bus links and Rochford Station all within easy reach. Boasting off-street parking and good sized accommodation throughout.

Internally the property boasts extended accommodation, with a large open-plan lounge/diner presenting the main living space. The lounge/diner has double doors which opens into an additional reception room, which could be utilised as an additional bedroom. The master bedroom is sizeable, sitting to the rear of the home, whilst the second bedroom is also of a good size. Both the bathroom and kitchen are extremely neat and tidy, with the kitchen providing access to the rear garden, which in turn offers access to the garage. Being positioned on a good sized corner plot, the property offers further potential to extend (STPP). Offered with no onward chain, we advise scheduling an internal viewing at your earliest convenience.

Lounge/Diner

20'1 x 13'1

Reception Room/Bedroom

13'1 x 11'4

Kitchen

10'6 x 10'4

Bedroom One

13'1 x 10'6

Bedroom Two

10' x 7'1

Bathroom

7'11 x 7'10

Garden

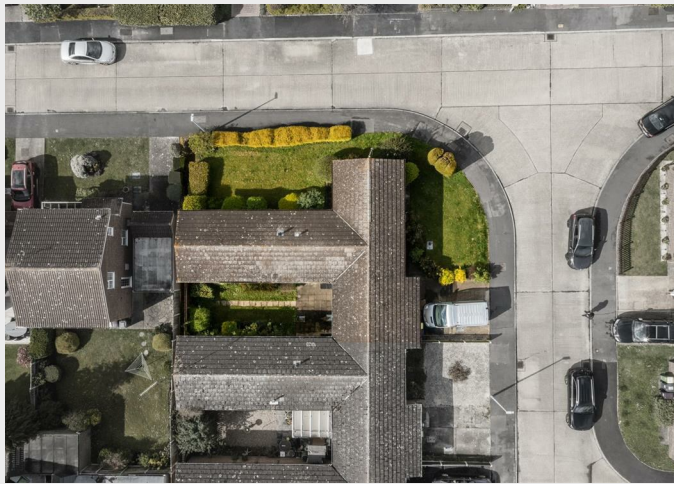
Off-Street Parking

Garage

17'10 x 8'4 (max)







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GROUND FLOOR
94.7 sq.m. (1020 sq.ft.) approx.



TOTAL FLOOR AREA: 94.7 sq.m. (1020 sq.ft.) 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 operation or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	