

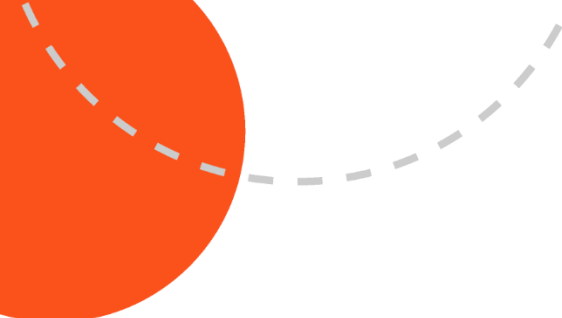


4, Heritage Way, Rochford, Essex, SS4 1XA

Two Bedroom House / Guide Price: £295,000 to £315,000 / Tel: 01702 207720







This is a lovely **two-bedroom** house positioned on a nice corner plot with terrific kerb appeal. The property features a spacious lounge with fireplace, fitted kitchen overlooking the garden with space for a dining table, two bedrooms upstairs and a family bathroom with a cool whirlpool bath and integrated shower. The rear garden has a sun patio, and the front provides the space for two vehicles.

Location wise you will find yourself within short walking distance of the picturesque market square retailers and eateries and Rochford train station with fast, direct access to London Liverpool Street station.

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TOTAL FLOOR AREA : 604 sq.ft. (56.1 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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Highlights

- / Attractive Young Family House
- / Lounge with Fire Surround & Fire
- / Fitted Kitchen with Space for Table
- / Bathroom with Whirlpool Bath
- / Two Good Size Bedrooms
- / Garden with Patio
- / Parking for Two Vehicles
- / Close to Station & Shops
- / EPC Rating D



Double glazed entrance door leading into lobby area with open plan access to:

Lounge / 13'10 x 13'3

Double glazed window to front aspect, wood floor covering, radiator, plastered ceiling with inset spotlights, feature stone effect fire surround, power points, stairs to first floor living space with fitted carpet, door leading to:

Kitchen & Dining Room / 13'10 x 8'1

Fitted at both eye and base level in range of wood units with working surface over, integrated oven, inset gas hob, wall mounted extractor fan, appliance space for washing machine and free standing fridge/freezer, inset sink unit, tiled wall areas, floor covering, plastered ceiling, space for table, power points, radiator, double glazed window and door.

Landing /

Double glazed window to side aspect, fitted carpet, plastered ceiling, white wood doors off:

Bathroom /

White whirlpool bath with integrated shower over and wall mounted screen, toilet and pedestal wash hand basin, floor tiles, radiator, tiled walls, plastered ceiling with spotlights, double glazed window.



Bedroom One /

11'5 x 10'5

Double glazed window, wood floor covering, radiator, plastered ceiling with inset spotlights, power points.

Bedroom Two /

9'11 x 7'11

Double glazed window, fitted carpet, radiator, power points, plastered ceiling.

Rear Garden /

Flagstone patio area to the immediate rear of the property, wooden garden shed, mix of secure fenced and wall boundaries, side access to front, water tap, outside light, lawn area.

Front Garden /

Artificial lawn, wall mounted meter box, outside light, stone fill planting area, off street parking for two vehicles.





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The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

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