



25 Leicester Avenue, Rochford, SS4 1JL

2 Bedroom Semi Detached Bungalow / Price £350,000 / Tel: 01702 207720







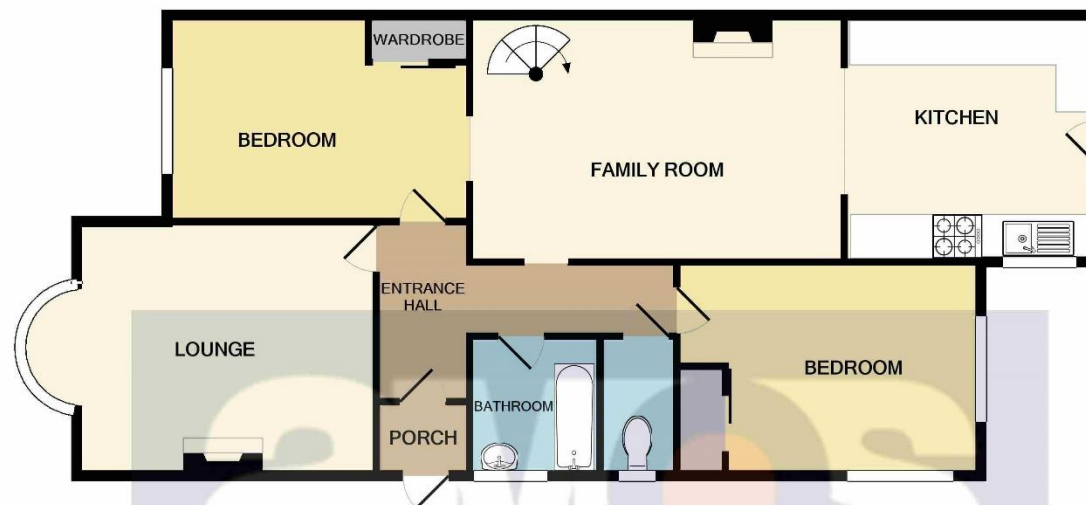
Attractive and well presented **two bedroom** semi detached bungalow with the additional benefit of two first floor loft rooms. The property features a large family room with access to a modern kitchen, a cosy lounge, bathroom, cloakroom and two good size bedrooms. Outside you find a decent size garden with a summerhouse and own driveway leading to the garage.

Location wise the property is close to a local parade of shops, Southend Airport, train station into London Liverpool Street and Rochford market square. Early viewing is recommended to avoid disappointment.

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**A space to
call home.**

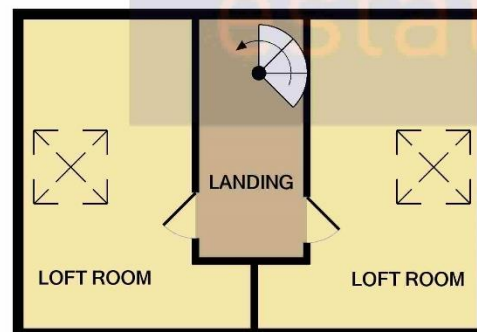


GROUND FLOOR
APPROX. FLOOR
AREA 862 SQ.FT.
(80.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1159 SQ.FT. (107.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR
APPROX. FLOOR
AREA 296 SQ.FT.
(27.5 SQ.M.)



Highlights

- / Semi Detached Bungalow
- / Two Additional Loft Rooms
- / Well Decorated Property
- / Two Bedrooms
- / Fully Fitted Kitchen
- / Bathroom & Cloakroom
- / Lounge with Feature Fireplace
- / Useful Family Room
- / Attractive Rear Garden with Summerhouse
- / Own Driveway & Garage
- / Great Location
- / Planning has been approved for a hip to gable roof conversion with rear dormer. Planning Reference: PP-09982378

Double glazed entrance door leading to:

Entrance Lobby /

Floor covering, textured and coved ceiling, coat hanging space, double glazed door leading to:

Entrance Hall /

Floor covering, smooth plastered ceiling, radiator, power points, white doors off,

Lounge /

13'8 x 11'2

Double glazed bay window to front aspect, fitted carpet, feature fireplace with wood surround, television point, radiator, power points, coved and plastered ceiling.

Family Room /

17'1 x 10'7

Floor covering, wall mounted electric fire, plastered ceiling, radiator, power points, spiral staircase providing access to the two loft rooms, open plan access to:

Kitchen /

11' 9 x 10'2

Fitted at both eye and base level in a full range of cream units with complimentary work surface over, freestanding oven, wall mounted extractor fan, appliance space for fridge/freezer, space and plumbing for washing machine and slimline dishwasher, double glazed door leading onto and overlooking the garden with two adjacent windows and double glazed windows to side aspect, plastered ceiling, tiled walls to work areas, power points.



Cloakroom /

White suite comprising of low level WC.

Bathroom /

6'3 x 5'8

White suite comprising of deep bath with mixer taps and integrated shower, wall mounted screen, freestanding vanity unit with inset sink, chrome towel radiator, double glazed window to side aspect, extractor fan, smooth plastered ceiling with inset spotlights.

Bedroom One /

13'5 x 9'6

Double glazed window to rear and side aspect, radiator, fitted carpet, power points, plastered ceiling, fitted wardrobe unit.

Bedroom Two /

12'4 x 9'11

Double glazed window to front aspect, radiator, fitted carpet, smooth plastered ceiling, power points, fitted mirror front wardrobe unit.

Landing /

Spiral staircase from the ground floor,

Loft Room One /

14' x 8

Double glazed Velux window, laminate wood flooring, power points.

Loft Room Two /

14' x 8

Double glazed Velux window, laminate wood flooring, power points.







Outside /

Rear Garden /

Patio area to the immediate rear with artificial grass layer, rest of garden is laid to lawn in natural grass and artificial grass, secure fenced boundaries, rear wooden deck, security lamp, outside water tap and summerhouse which has been insulated and plastered.

Front Garden /

Shingle parking area to the front, own driveway leading to the detached garage, outside lighting.

Detached Garage /

Up'n'over door.

Agents Notes /

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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

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

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