



* TWO REQUEST A VIEWING, PLEASE EMAIL AGENT OR REQUEST DETAILS ONLINE * Bear Lettings are delighted to bring to the market this attractive property, situated in a pleasant no through road location within easy reach of Rochford's historic town centre and mainline railway station which serves London's Liverpool Street connections.

- Three Generous Bedrooms
- Large Lounge
- Open Plan Kitchen/Breakfast Room
- Generous Rear Garden
- Garage in a Block (centre)
- Two Piece Bathroom with a Separate w.c
- Stunning Farmalnd Views
- Double Glazing
- Gas Central Heating
- To Request a Viewing, Please Email Agent or Request Details Online

Coombes Grove

Rochford

£1,600 (From) Per
Calendar Month
(From) Per Calendar Month



Coombes Grove



The accommodation comprises: Entrance hallway, spacious living room and full width kitchen/diner overlooking the rear garden. To the first floor there are three generous size bedrooms along with a bathroom and separate w.c. There are incredible views to the rear overlooking farmland. The property further benefits from large double glazed windows, gas central heating, a low maintenance garden with stunning views over farmland. There is potential to create parking to the front, subject to the usual planning consents and there is also a garage in a block next to the property.

Coombes Grove is a pleasant no through road location and offers easy access to good local schools, Rochford town centre and mainline railway station.

Front

The front garden is laid to lawn and could provide off street parking if required, subject to the usual planning consents.

Entrance

Double glazed entrance door to:

Entrance Hallway

Obscure double glazed window to front aspect, under stairs cupboard, radiator, power points, wood effect flooring, doors to:

Living Room

16'9 x 11'9

Double glazed window to front aspect,, two radiators, wood effect flooring, coved to ceiling edge.

Dual Aspect Kitchen/Breakfast Room

17'10 x 8

The kitchen comprises a range of eye and base level units with work surfaces over, stainless steel sink drainer unit, space for fridge freezer, space for cooker, space and plumbing for washing machine, double glazed sliding door to rear garden, obscured double glazed door to side access, double glazed window to rear aspect, radiator, wood effect flooring. Pantry cupboard could be utilised to create a w.c if required.

First Floor Landing

Obscure double glazed window to side aspect, loft hatch, storage cupboard, large airing cupboard houses the hot water cylinder, doors to:

Bedroom One

13'2 x 11'9

Double glazed window to front aspect, radiator.

Bedroom Two

12'2 x 9'2

Double glazed window to rear aspect which provides stunning views over open farmland, radiator, smooth plastered ceiling.

Bedroom Three

8'1 x 7'9

Double glazed window to front aspect, radiator, smooth plastered ceiling.

Bathroom

A white two piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, obscured double glazed window to rear aspect, radiator, tiled walls, wood effect flooring.

Separate w.c

Obscured double glazed window to rear aspect, partly tiled walls, wood effect flooring.

Private Rear Garden

Mainly laid to lawn with shrub borders, patio seating area, side access to the front of the property. Fencing to all boundaries. Backing onto open farmland providing wonderful views.

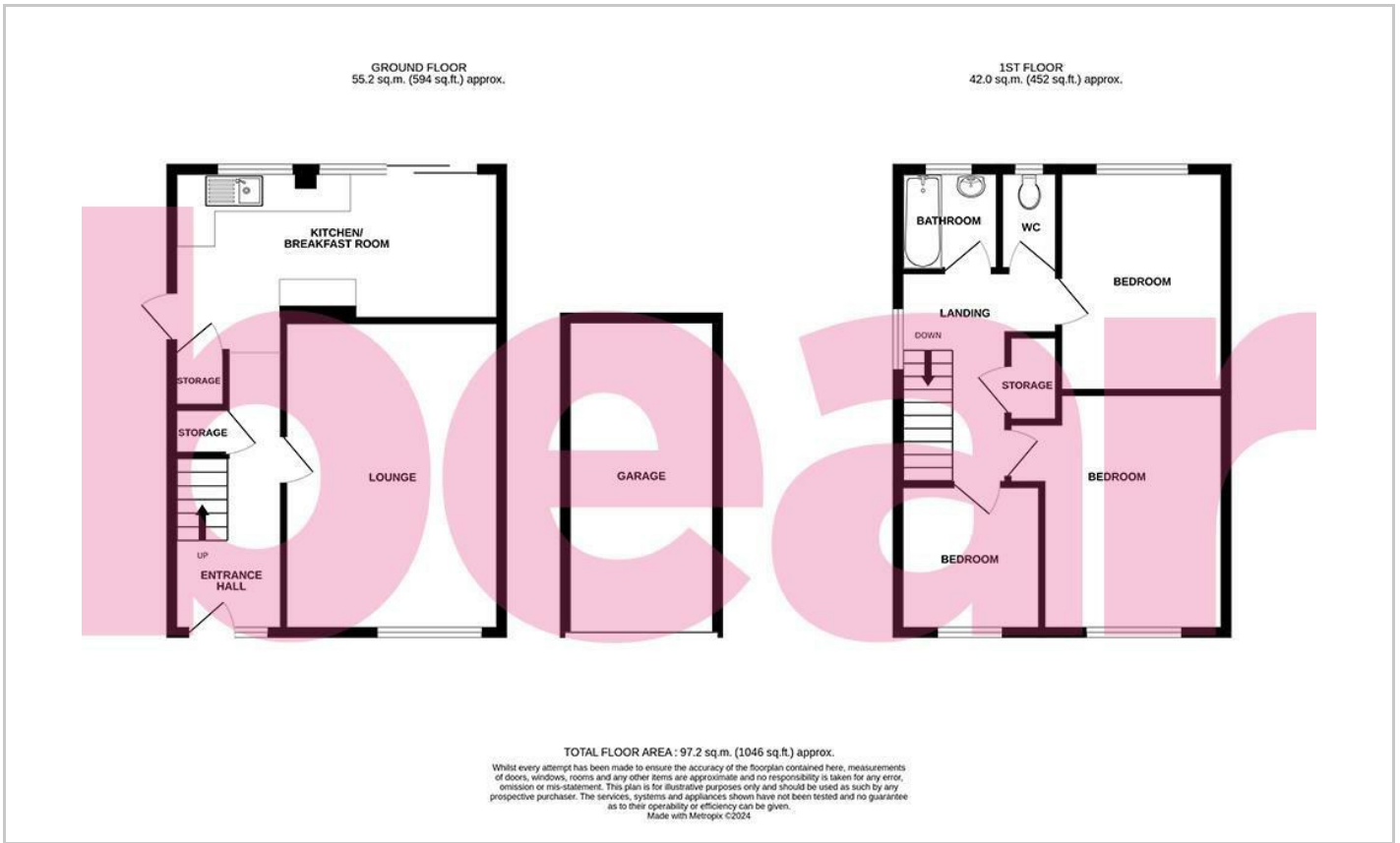
Garage

17'4 x 8'7

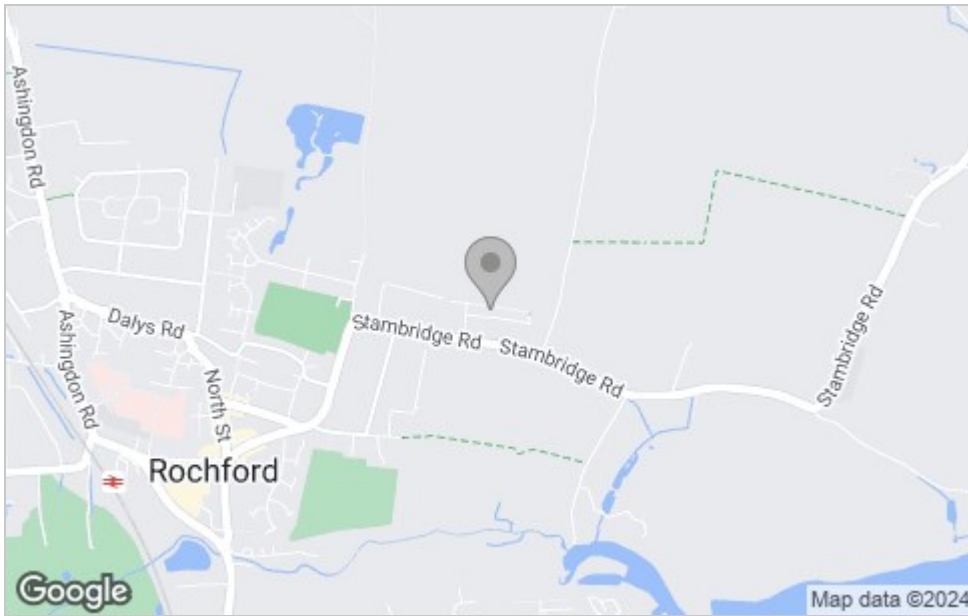
Situated in an adjacent block (centre garage). There is an up/over door.



Floor Plan



Area Map



Viewing

Please contact our Southend-on-Sea Office on 01702 899 780 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

204 Woodgrange Drive, Southend-on-Sea, Essex, SS1 2SJ

Office: 01702 899 780 info@bearlettings.co.uk

Energy Efficiency Graph

