



\* £170,000- £190,000 \* ALLOCATED PARKING WITH APPROVED PLANS FOR MORE \* HALF OF LARGE FRONT GARDEN \* NO ONWARD CHAIN \* SHORT DRIVE TO ROCHFORD STATION \* GREAT LOFT CONVERSION POTENTIAL S.T.P. \* This first-floor flat has been redecorated for sale and offers a stylish three-piece bathroom, fitted kitchen with integrated appliances, spacious bedroom with wardrobes that can remain and a bay-fronted reception room. Externally, there is one allocated parking space to the rear and the front share of the front garden (which has plans approved for a dropped curb for additional parking). There are amenities and bus links on the doorstep and a short drive down the road to Rochford Station for commuters. The flat also has huge potential for a loft conversion subject to planning and is available with no onward chain!

- Allocated parking
- Section of front garden with plans approved for additional dropped curb
- Bay-fronted character
- Fitted kitchen with integrated appliances
- No onward chain
- First floor flat
- Spacious bedroom with wardrobes that can remain
- Perfect for first time buyers or investors
- Short drive to Rochford station for commuters
- Amenities and bus links on the doorstep

## Ashingdon Road

Rochford

**£170,000**

Price Guide





# Ashington Road



## **Frontage/Parking**

One allocated parking space to the rear of the property and a share of the front garden with plans approved for a dropped curb to the front too, which would allow for an additional two parking spaces.

## **Communal Entrance**

Carpeted staircase rising to first floor landing with a doorway leading to the private entrance hall.

## **Reception Room**

13'3 x 11'2

UPVC double glazed bay-fronted windows with fitted blinds, radiator, skirting and carpet.

## **Kitchen**

7'10" x 7'10"

UPVC double glazed window to rear aspect, wall-mounted and base level kitchen units comprising; stainless steel sink and drainer with chrome tap, granite effect laminate worktops and a tiled splashback, four ring burner gas hob with extractor over, integrated oven, integrated fridge/freezer, space for washer/dryer, wood effect flooring.

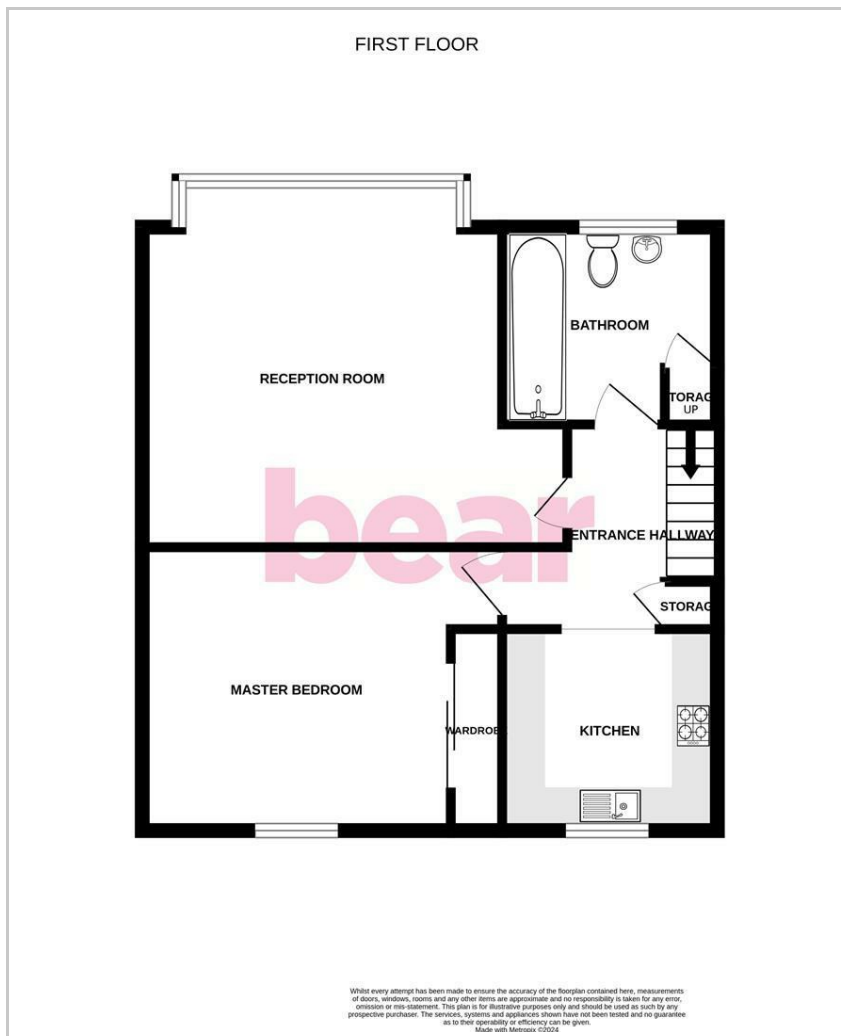
## **Bedroom**

11'8 x 10'6

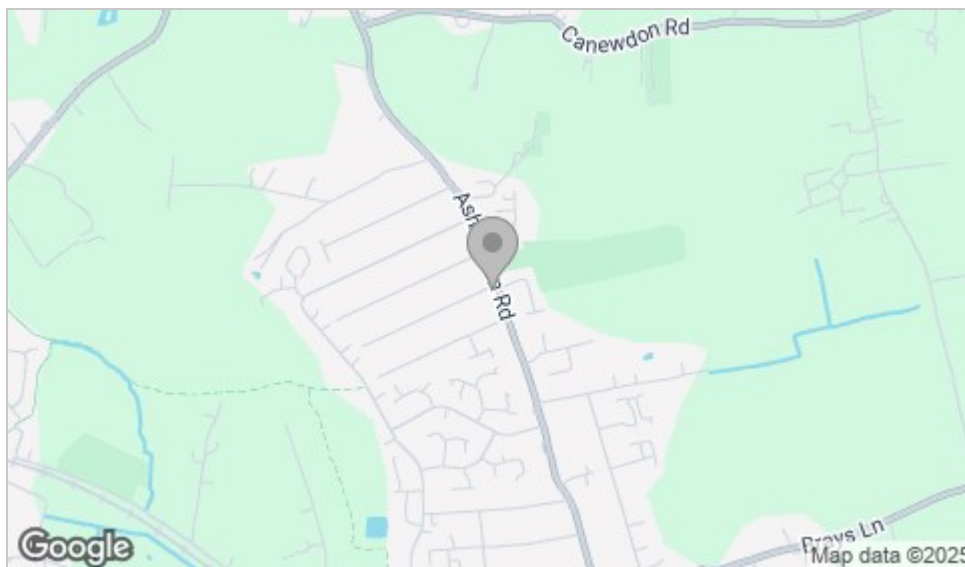
UPVC double glazed window to rear aspect, wardrobes can remain, radiator, skirting and carpet.



## Floor Plan



## Area Map



## Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

