



**Percy Cottis Road**  
Rochford

- THREE BEDROOMS
- EXTENDED TO THE SIDE
- GAS CENTRAL HEATING
- DOUBLE GLAZING



## Guide Price £410,000

EXTENDED three bedroom semi detached house offered with VACANT POSSESSION. Situated close to Rochford historic Town Centre and within reach of the Station. Extended to the side providing an additional reception room and newly fitted separate bathroom. Including a first floor bathroom and good size lounge.





#### AGENTS NOTES

New to the market a VACANT three bedroom semi detached house which comprises of a very good size main living room with a doorway leading to the kitchen. Coming off the kitchen is a newly decorated extension to the side with double glazed sliding patio doors opening out to the garden.

There is also a newly fitted bathroom on the ground floor coming off the extension which could potentially provide for the extension being used as an additional bedroom. Three bedrooms are located on the first floor along with a shower room.

Benefitting from gas central heating and double glazing.

The location is ideal for local shops and bus routes with Rochford Town which is steeped in history also close to hand as well as access to the Main Line Railway Station at Rochford.



#### HALLWAY

#### CLOAKROOM

#### LOUNGE

19' 8" x 11' 6" (5.99m x 3.51m)

#### KITCHEN

10' 7" x 8' 8" (3.23m x 2.64m)

#### RECEPTION ROOM

9' 6" x 9' 0" (2.9m x 2.74m)



#### BATHROOM

#### LANDING

#### SHOWER ROOM

#### BEDROOM

13' 6" x 10' 3" (4.11m x 3.12m)

#### BEDROOM

11' 6" x 9' 6" (3.51m x 2.9m)

#### BEDROOM

11' 9" x 6' 7" (3.58m x 2.01m)



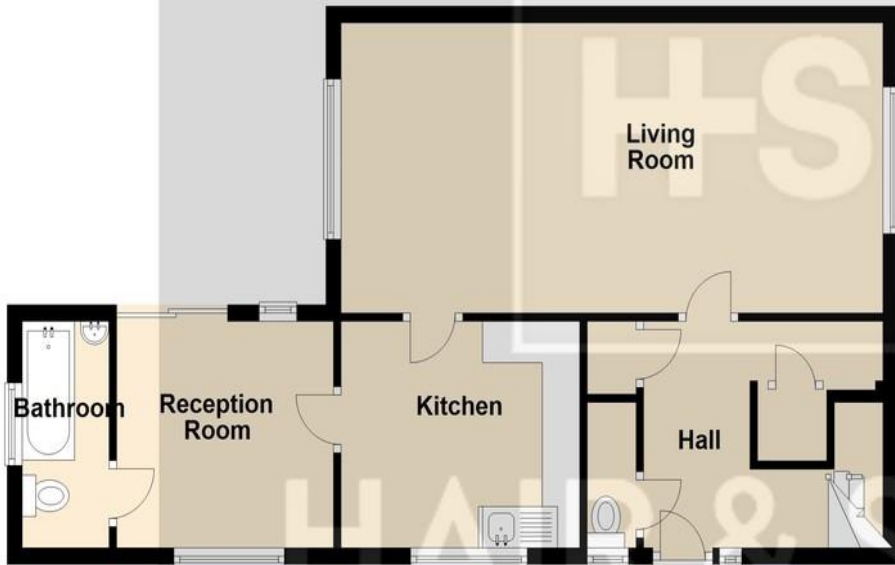
#### GARDEN

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



### Ground Floor

Approx. 57.5 sq. metres



### First Floor

Approx. 39.4 sq. metres



Total area: approx. 96.9 sq. metres

Regulated by RICS

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