

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Victory Lane, Rochford, SS4 3AN



Guide Price:
£300,000 - £325,000

Situated in a popular location is this well presented two good size bedroom mid-terrace house benefiting from having bright and spacious open plan lounge/diner, modern fitted kitchen and bathroom, low maintenance rear garden and off-street parking.

Easy walk to local shops, schools and bus routes.

EPC Rating: tbc. Our Ref 16811.

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Entrance via double glazed entrance door to

ENTRANCE HALL

Stairs to first floor accommodation. Wood effect flooring. Coving to plastered ceiling. Radiator.

GROUND FLOOR CLOAKROOM/WC

WC with low level cistern. Inset wash hand basin with vanity storage below. Wood effect flooring. Plastered ceiling. Radiator.

KITCHEN 10' 6" x 6" (3.2m x 1.83m)

Double glazed window to the front aspect. Range of base and eye level units. Roll edge wood effect work surfaces. Inset stainless steel sink drainer unit. Indesit double electric oven with gas hob with Granite effect splash back and stainless steel extractor hood over. Dish washer. Space for appliances. Tiled floor. Plastered ceiling. Inset spot lights. (The current vendors have removed the door from the hallway to the kitchen but this has been kept and can be put back).



LOUNGE 16' x 12' 8" (4.88m x 3.86m)

Storage cupboard. Wood effect flooring. Coving to plastered ceiling. Two radiators. Open plan through to



DINING ROOM 12' 8" x 9' 7" (3.86m x 2.92m)

Double glazed French doors providing access to rear garden, with adjacent windows. Sky lantern. Wood effect flooring. Plastered ceiling. Inset spot lights. Radiator.



FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM ONE 12' 8" x 10' 6" (3.86m x 3.2m)

Double glazed window to the rear aspect. Built-in wardrobe/storage cupboards. Air conditioning unit. Coving to plastered ceiling. Radiator.



BEDROOM TWO 11' 1" x 9' 5" (3.38m x 2.87m)

Double glazed window to the front aspect. Built-in wardrobe and cupboard housing combi boiler. Coving to plastered ceiling. Radiator.



BATHROOM

WC with low level cistern. Wash hand basin with vanity storage below. P shaped bath with shower screen and shower over. Tiled floor. Tiled walls. Plastered ceiling. Radiator.



EXTERIOR

The **low maintenance REAR GARDEN** is mainly paved with an abundance of shrubs to the borders.

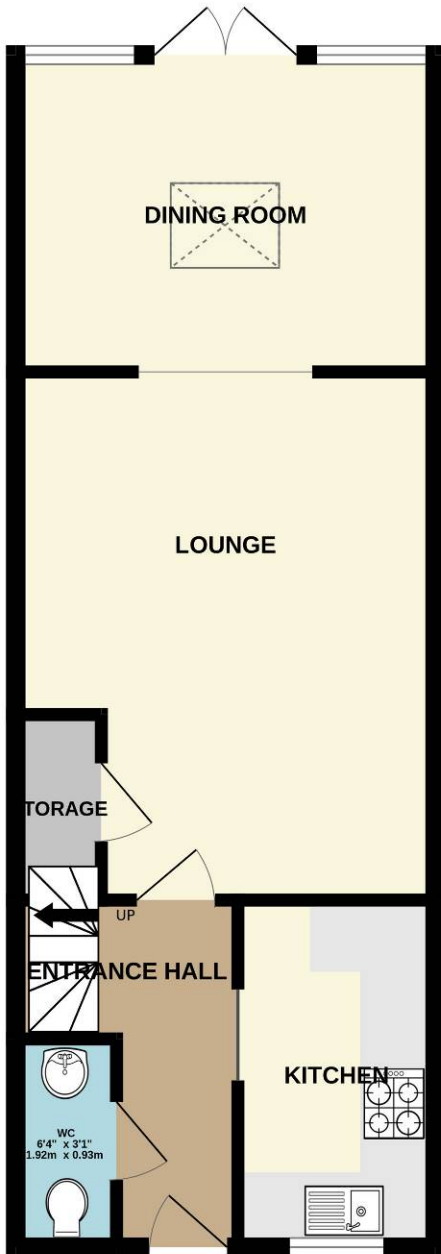


The **FRONT** has railway sleeper raised bed with shrubs, paved pathway to entrance door with shingle areas to each side.

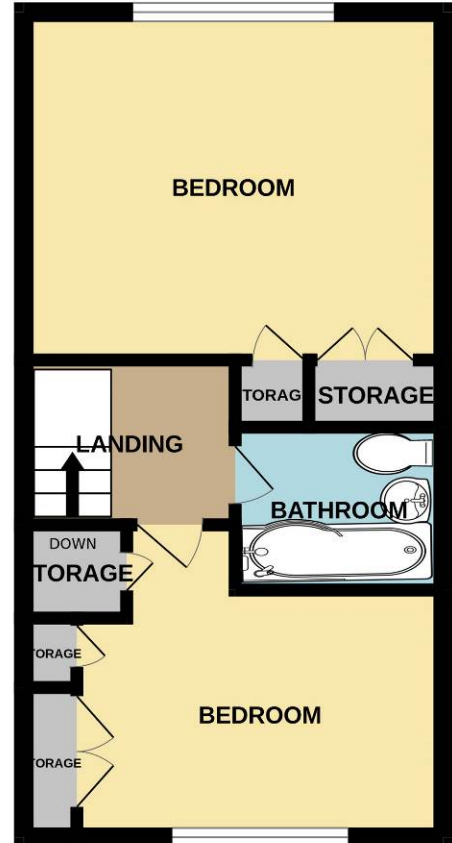
Agents Note:

There is a communal green to the front of the property of which there is a £150 per annum charge to residents for the maintenance of this.

GROUND FLOOR
458 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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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