

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Regency Close, Rochford, SS4 1XD



O.I.R.O £375,000

Situated in a quiet cul de sac is this well presented three bedroom semi detached house benefiting from high specification modern fitted kitchen, large rear conservatory, garage and own driveway providing off street parking for two vehicles. Walking distance to Rochford town centre and railway station.

EPC Rating: D. Council Tax Band: D. Our Ref: 11093.

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Entrance via entrance door to entrance hall.

ENTRANCE HALL

Double glazed window to side aspect. Wood effect flooring.

GROUND FLOOR CLOAKROOM

Obscure double glazed window to front aspect. A two piece suite comprising wash hand basin inset to vanity unit with storage below and low level wc. Wood effect flooring. Radiator.

LOUNGE 15' 8" x 14' 8" (4.78m x 4.47m)

Double glazed window to front aspect. Stairs to first floor accommodation. Radiator. Wood effect flooring. Door to kitchen.



MODERN FITTED KITCHEN 14' 8" x 8' 3" (4.47m x 2.51m)

Two double glazed windows to rear aspect. Double glazed door providing access to conservatory. A comprehensive range of high specification modern base and eye level cabinets incorporating granite work surface with an inset one and a half stainless steel sink with granite drainer. Hotpoint Range cooker to remain. Integrated fridge with integrated microwave above. Integrated washing machine and dishwasher. Tiled splash back. Plastered ceiling. Tiled flooring. Under stairs storage cupboard.



CONSERVATORY 13' 5" x 10' 11" (4.09m x 3.33m)

uPVC double glazed windows to side and rear aspects. Double glazed French doors providing access to rear garden. Pitched double glazed roof. Wood effect flooring. Electric radiator. Door to garage.



FIRST FLOOR LANDING

Access to loft.

BEDROOM ONE 13' 4" x 8' 7" (4.06m x 2.62m)

Double glazed window to front aspect. Radiator. A range of bedroom furniture including fitted wardrobes, two bedside cabinets, dressing table and chest of drawers.



BEDROOM TWO 10' 9" x 8' 7" (3.28m x 2.62m)

Double glazed window to rear aspect. Radiator.



BEDROOM THREE 10' 1" x 5' 9" max (3.07m x 1.75m)

Double glazed window to front aspect. Radiator. Over stairs storage cupboard.



BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising bath with shower above, wash hand basin inset to vanity unit with storage below and low level wc. Tiled walls. Anti-slip flooring. Extractor fan.



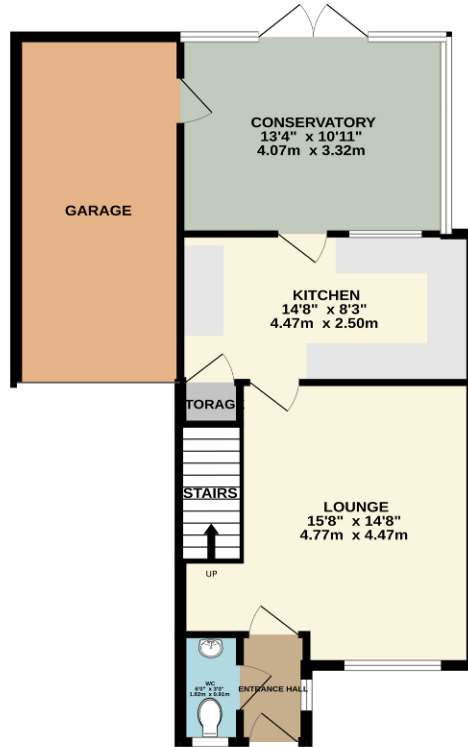
EXTERIOR

A triangular shaped **REAR GARDEN** measures approximately 30ft (9.14m). Mainly laid to lawn with established flower and shrub borders. **PITCHED ROOF GARAGE** with up and over door. Power and lighting.

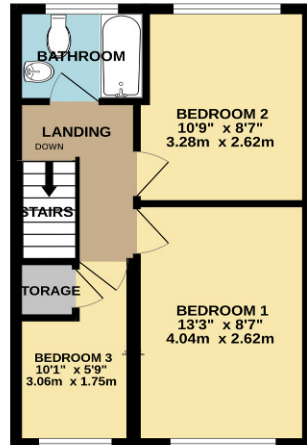


The **FRONT** has tarmac driveway providing off street parking for two vehicles leading to the garage.

GROUND FLOOR
681 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (96.0 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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