

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## South Street, Rochford, SS4 1BQ



£225,000

We are delighted to offer for sale this one double bedroom character cottage within the historic Market Square of Rochford, tastefully decorated and incorporating many fine original features including cosy lounge with log burner and original beams, country style kitchen, ground floor shower room and south west backing courtyard style garden. Within a stone's throw of local shops and restaurants and only a short stroll to the mainline railway station.

Council Tax Band: A. EPC Rating: E.

Viewing highly recommended.

Our Ref: 19589.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

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Accommodation comprises:

Entrance via hardwood entrance door to lounge.

#### **LOUNGE 12' 4" x 11' 1" (3.76m x 3.38m)**

Window, with secondary glazing, to the front aspect. Door providing access to stairs to first floor. Original feature fireplace with inset log burner. Original beams to ceiling. Economy Seven heater. Under stairs storage cupboard. Wood effect flooring. Open plan through to kitchen.



#### **KITCHEN 12' 4" x 5' 7" (3.76m x 1.7m)**

Solid wood stable door providing access to court yard. A range of modern shaker country style base and eye level units incorporating solid wood roll top work surface with one and a half inset sink drainer unit with brushed gold tap. Space for freestanding cooker. Space for fridge freezer. Space and plumbing for washing machine. Door to shower room.



#### **SHOWER ROOM**

Obscure window to rear aspect. A three piece suite comprising tiled shower cubicle with electric shower, wash hand basin and close coupled wc. Electric radiator. Tiled flooring. Plastered ceiling.



#### **FIRST FLOOR BEDROOM 11' 2" x 9' 10" (3.4m x 3m)**

Window, with secondary glazing, to front aspect. Fitted wardrobes to one wall. Economy Seven heater. Plastered ceiling.





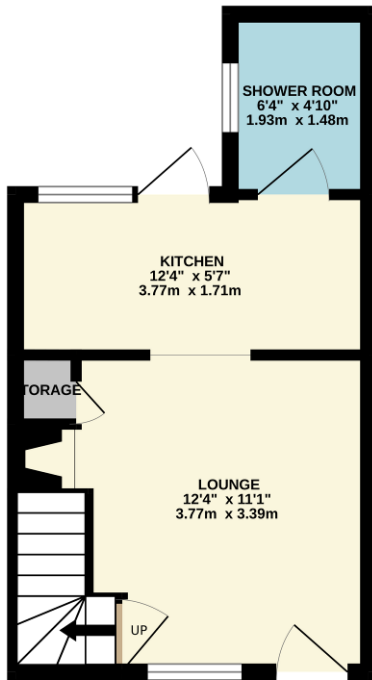
## EXTERIOR.

A **COURT YARD STYLE REAR GARDEN** commencing with crazy paved patio area with steps up to further secluded patio area. SHED to remain.

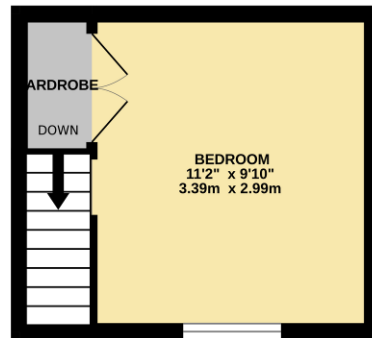


The property is situated on South Street, does not have its own allocated parking and it is necessary to park in local roads.

GROUND FLOOR  
233 sq.ft. (21.7 sq.m.) approx.



1ST FLOOR  
138 sq.ft. (12.8 sq.m.) approx.



TOTAL FLOOR AREA : 371 sq.ft. (34.4 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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