

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Allerton Close, Rochford, SS4 3AR



Guide Price:
£250,000 – £275,000

Situated in a quiet cul de sac position is this two bedroom end terraced house with a secluded rear garden with direct access to garage in block with own parking in front.

Within walking distance to all local amenities.

No onward chain. Council Tax Band: C. EPC Rating: D.

Viewing advised. Our Ref: 19843.

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Accommodation comprises:

Entrance via glazed entrance door to entrance porch.

ENTRANCE PORCH

Full height storage cupboard. Glazed door providing access to lounge/diner.

L-SHAPED LOUNGE/DINER 20' 8" max x 12' 2" max (6.3m x 3.71m)

Double glazed window to front aspect. Double glazed French doors providing access to rear garden. Doorway to kitchen. Full height storage cupboard. Stairs to first floor accommodation. Radiators. Wood flooring. Textured ceiling.



KITCHEN 10' 2" x 7' 8" (3.1m x 2.34m)

Double glazed window to rear aspect. A range of base and eye level units incorporating roll top work surface with a one and a half stainless steel sink drainer unit. Tiled splashbacks. Tile effect flooring. Textured ceiling with inset spotlighting. Space and plumbing for appliances.



FIRST FLOOR LANDING

BEDROOM ONE 12' 2" x 10' 2" (3.71m x 3.1m)

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



BEDROOM TWO 10' x 8' 5" (3.05m x 2.57m)

Double glazed Velux window to rear aspect. Wood effect flooring. Radiator.



BATHROOM

Obscure double glazed Velux window to rear aspect. A three piece suite comprising panelled bath with shower over and feature tiled splash back wall, pedestal wash hand basin and close coupled wc. Tile effect flooring. Radiator.



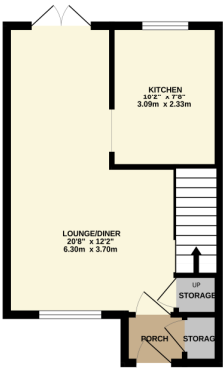
EXTERIOR.

The **REAR GARDEN** measures approximately 35ft (10.67m) commencing with decking area leading to garden. Laid to lawn. Fencing to all boundaries. Screened by trees to the rear. Gate providing access to side.

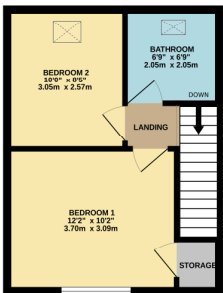


The property is approached via a private walkway and has a small lawn area and pathway to front door. There is a **GARAGE** (with up and over door) **IN BLOCK** to side of property with parking in front.

GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA: 643 sq.ft. (59.7 sq.m.) approx.
We do not warrant the accuracy of the measurements of the property or the accuracy of the information provided in this document. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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