

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

The Bramleys, Rochford, SS4 3BD



Guide Price £300,000 - £325,000

Situated in a sought after location, in a peaceful neighbourhood, is this charming two good size bedrooms semi-detached bungalow benefiting from having large lounge/diner and off street parking for two/three vehicles.

NO ONWARD CHAIN.

Council Tax Band: C. EPC Rating: D. Ref 20055

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Entrance via double glazed entrance door to

ENTRANCE PORCH

Double glazed lead light window to the front aspect. Glazed door to



LOUNGE/DINER 17' 4" x 17' 2" (5.28m x 5.23m)

Obscure windows to the porch. Double glazed window to the front aspect. Feature fireplace with inset fire. Coving to ceiling. Two radiators.



INNER HALLWAY 6' x 5' 3" (1.83m x 1.6m)

KITCHEN 6' 9" x 6' 2" (2.06m x 1.88m)

Double glazed window to the side aspect. Double glazed door providing access to the side. Base and eye level units. Roll edge work surface. Inset stainless steel sink drainer unit. Large storage cupboard. Wood effect flooring.



BEDROOM ONE 16' 9" x 8' 6" (5.11m x 2.59m)

Double glazed window to the rear aspect. Plastered ceiling. Radiator.



BEDROOM TWO 10' 10" x 8' 8" (3.3m x 2.64m)

Double glazed windows to the rear aspect. Double glazed French doors providing access to rear garden. Plastered ceiling. Radiator.



SHOWER ROOM 5' 4" x 5' (1.63m x 1.52m)

Obscure double glazed window to the side aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Corner shower cubicle. Tiled walls. Radiator.



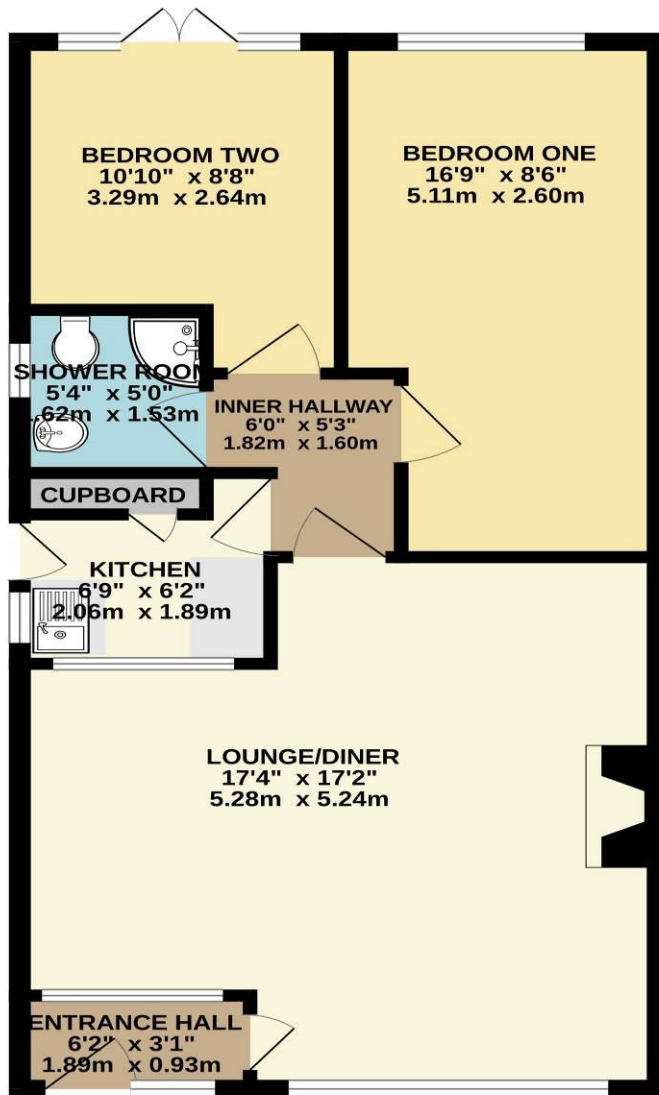
EXTERIOR

The **REAR GARDEN** has laid lawn. Flowers and shrubs. Concrete path to **SHED** and rear. Gates to side leading to the front.



The **FRONT** has lawn area and block paved driveway providing off-street parking.

GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 580 sq.ft. (53.9 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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