

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Pollards Close, Rochford, SS4 1GF



Guide Price £290,000-£310,000

Situated in a popular location, in a quiet cul de sac, is this two good size bedrooms, end terrace house, in good condition, benefiting from having large lounge, fitted kitchen and two allocated parking spaces to the front. Close to local shops and mainline railway station.

NO ONWARD CHAIN.

EPC Rating:C. Council Tax Band:C. Ref 20119

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Entrance via double glazed entrance door to

ENTRANCE HALL

Stairs to first floor accommodation. Under stairs cupboard. Radiator.



KITCHEN 12' 3" x 6' 4" (3.73m x 1.93m)

Double glazed window to the front aspect. Double glazed door providing access to the side. Range of base and eye level units. Roll edge work surfaces. Integrated cooker with gas hob and extractor above. Space for washing machine. Space for fridge/freezer. Wood effect flooring. Radiator.



LOUNGE 13' 9" x 12' 11" (4.19m x 3.94m)

Double glazed window to the side aspect. Double glazed French doors providing access to rear garden. Feature fireplace with electric fire. Radiator.



FIRST FLOOR ACCOMMODATION

LANDING



BEDROOM ONE 13' 9" x 9' 11" (4.19m x 3.02m)

Double glazed window to the rear aspect. Radiator.



BEDROOM TWO 13' 9" max x 9' 5" max (4.19m x 2.87m) Double glazed window to the front aspect. Over stairs storage cupboard. Radiator.



BATHROOM 6' 4" x 6' 1" (1.93m x 1.85m)

Obscure double glazed window to the side aspect. WC with low level cistern. Inset wash hand basin with vanity storage below. Panelled bath with shower over. Wood effect flooring. Part tiled walls. Radiator.



EXTERIOR

The **REAR GARDEN** measures approximately 30' (9.14m) and commences with decking area leading to laid lawn. **SHED/OFFICE** to the rear with power and lighting. Side gate providing access to the front.

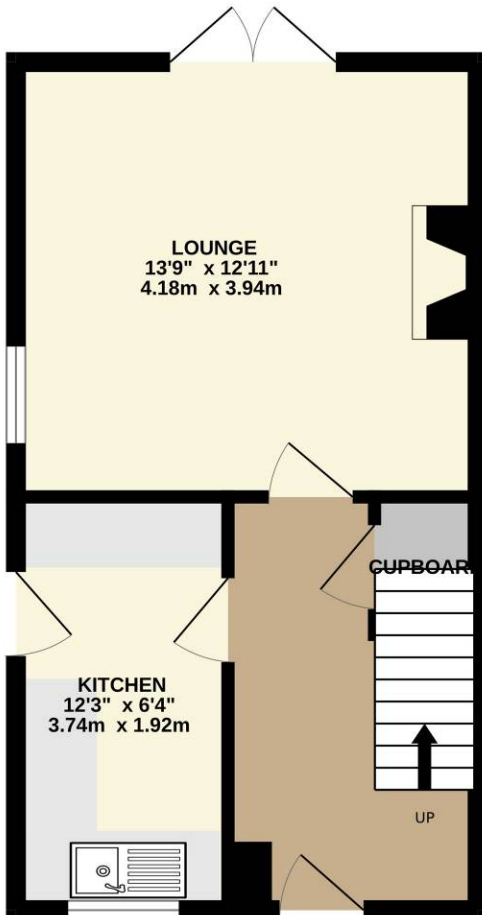


The **FRONT** has two allocated parking spaces.

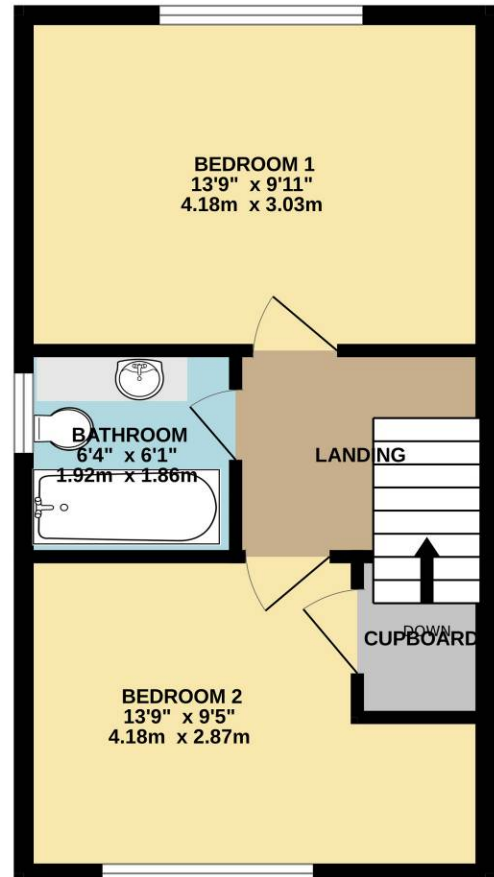
Agents Note:

The Vendors have advised that the double glazing, soffits and fascias have been re-done and the whole of the exterior of the property re-rendered and painted recently; The two allocated parking spaces benefit from being directly at the front of the property.

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



1ST FLOOR
349 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 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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