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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Banyard Way, Rochford, SS4 1UQ



Guide Price:
£325,000 - £350,000

Situated in a popular residential location within Rochford, within walking distance to local schools, shops and mainline railway station, is this well presented three bedroom mid terraced house. Having a modern fitted open plan kitchen/breakfast room, modern fitted bathroom, secluded rear garden, detached garage to rear and gate providing access to rear driveway as well as driveway to front of property for at least two vehicles.

Council Tax Band: C. EPC Rating: D. Our Ref: 18671.

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Accommodation comprises:

Entrance via uPVC glazed entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation. Radiator. Wood effect flooring. Plastered ceiling.



LOUNGE 17' 10" x 12' 3" (5.44m x 3.73m)

Double glazed window to front aspect. Feature fireplace with inset fire. Radiator. Under stairs full height storage cupboard. Wood effect flooring. Textured ceiling with inset LED spotlighting. Door to kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM 15' x 8' 6" (4.57m x 2.59m)

Double glazed window to rear aspect. Double glazed patio doors providing access to rear garden. A comprehensive range of modern Shaker style base and eye level units incorporating solid wood work surface with inset ceramic sink drainer unit. Integrated eye level electric oven with integrated grill. Induction hob with stainless steel extractor chimney above. Contemporary tiled splash back. Integrated fridge freezer. Space and plumbing for washing machine. Wood flooring. Plastered ceiling with inset LED spotlighting. Open plan to breakfast area providing space for table and chairs. Contemporary vertical radiator.



FIRST FLOOR LANDING

Plastered ceiling. Access to loft.



BEDROOM ONE 16' 9" x 9' (5.11m x 2.74m)

Double glazed window to front aspect. Radiator. Plastered ceiling with inset spot lighting.



BEDROOM TWO 9' 7" x 9' (2.92m x 2.74m)

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



BEDROOM THREE 13' 4" x 6' 1" (4.06m x 1.85m)

Double glazed window to front aspect. Radiator. Plastered ceiling with inset spot lighting.



MODERN FITTED BATHROOM

Obscure double glazed window to rear aspect. A three piece suite comprising freestanding roll top bath with centralised chrome mixer taps, circular wash hand basin with wall mounted chrome mixer taps and shower over, back to wall wc. Radiator. Feature brick tiled walls. Contemporary tiled flooring. Plastered ceiling with inset LED spotlighting.



EXTERIOR.

A SECLUDED REAR GARDEN commencing with patio area with steps up to garden. Laid to lawn. Pathway providing access to rear of garden. Further patio area to rear. Door to DETACHED GARAGE with up and over door. Gate providing access to rear driveway.



The FRONT has own block paved driveway providing off street parking for approximately two vehicles.



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, ceilings, 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 accuracy, appropriateness and appropriateness of the plan and its contents are not guaranteed by the agent.

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