

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Ormonde Avenue, Rochford, SS4 1QW



Guide Price:
£300,000 - £325,000

Situated in this popular area of Rochford is this semi detached house, **IN NEED OF REFURBISHMENT**, with large lounge, two good size bedrooms, off street parking and large west facing rear garden. Close to local shops, amenities and mainline railway station. **NO ONWARD CHAIN.**

Council Tax Band: C. EPC Rating: TBC. Our Ref: 20108.

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Accommodation comprises:

Entrance via uPVC double glazed door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation with under stairs storage. Radiator. Door to lounge.



LOUNGE (IN TWO SECTIONS)

FIRST SECTION 11' 11" x 9' 7" (3.63m x 2.92m)

Window to front aspect. Open fire (currently with electric fire). Radiator. Archway into second section.



SECOND SECTION 15' 7" x 12' 5" (4.75m x 3.78m)

Sliding patio doors providing access to rear garden. Arches either side, one with shelving. Open fire. Door to kitchen.



KITCHEN 10' 3" x 9' 1" (3.12m x 2.77m)

Window to rear aspect. A range of base and eye level units incorporating roll edge work surface with stainless steel sink drainer unit. Wall mounted Ideal boiler (hasn't been recently serviced). Radiator. Access to dining area.



DINING AREA 11' 1" x 6' 5" (3.38m x 1.96m)

Window to front aspect. Door to side aspect leading to rear garden. Radiator. Wood effect laminate flooring.



FIRST FLOOR LANDING



BATHROOM

Obscure window to rear aspect. A three piece suite comprising panelled bath, pedestal wash hand basin and close coupled wc. Laminate flooring. Part tiled walls.



Window to front aspect. Storage cupboard. Radiator.



Window to rear aspect. Built in wardrobes. Radiator.



The WEST FACING REAR GARDEN measuring approximately 30ft x 40ft (9.14m x 12.19m) commences with patio area. Shrubby. Laid to lawn. Gate providing access to front.



The **FRONT** has a driveway providing off street parking.
Laid to lawn to side.



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. 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.