

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Pollards Close, Rochford, SS4 1GF



Guide Price:
£375,000 - £400,000

Situated in a popular area of Rochford is this well presented end terraced house with off street parking plus reserved parking for a further vehicle. Having a large lounge/conservatory, modern kitchen/dining room, three good size bedrooms and a secluded west facing rear garden. Close to local shops, amenities and main line railway station to London, Liverpool Street.

Council Tax Band: D. EPC Rating: TBC. Our Ref: 19169.

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Accommodation comprises:

Entrance via composite entrance door with stained glass windows to entrance hall.

ENTRANCE HALL

Wood effect laminate flooring. Stairs to first floor accommodation with under stairs storage cupboard. Doors to wc, lounge and dining room.



LOUNGE 16' 8" x 10' 8" (5.08m x 3.25m)

uPVC double glazed windows to side aspect. Radiator. Opening into conservatory.



CONSERVATORY 14' 6" x 9' 5" (4.42m x 2.87m)

uPVC double glazed windows to all aspects. uPVC double glazed doors providing access to rear garden. Two sky lights. Plastered ceiling with down lights.



GROUND FLOOR WC

A two piece suite comprising inset sink with vanity storage and close coupled wc. Tiled flooring. Part tiled walls.



DINING ROOM 10' 6" x 8' 5" (3.2m x 2.57m)

uPVC double glazed windows to side and front aspect. Continuation of wood effect laminate flooring. Radiator. Coving to ceiling. Opening into kitchen.



KITCHEN 10' 6" x 8' 3" (3.2m x 2.51m)

uPVC double glazed window to side aspect. A range of base and eye level units incorporating roll edge work surface with inset sink with mixer tap and drainer unit. Splash back tiling. Integrated Bosch oven. Integrated gas hob with extractor above (not working). Space and plumbing for washing machine and dishwasher. Continuation of wood effect laminate flooring.



EN SUITE

A three piece suite comprising enclosed shower, inset sink with vanity storage below and close coupled wc. Part tiled walls. Towel rail radiator.



BEDROOM TWO 12' x 11' (3.66m x 3.35m)

uPVC double glazed window to side aspect. Radiator.



FIRST FLOOR LANDING

BEDROOM ONE 12' 7" x 12' (3.84m x 3.66m)

uPVC double glazed window to side aspect. Built in wardrobes. Radiator. Door to en suite.



BEDROOM THREE 7' 11" x 7' 11" (2.41m x 2.41m)

uPVC double glazed window to side aspect. Radiator.



BATHROOM

Obscure double glazed window to front aspect. A three piece suite comprising panelled bath, inset sink with vanity storage below and close coupled wc. Part tiled walls.



EXTERIOR.

A SECLUDED WEST FACING REAR GARDEN

commencing with patio area. Artificial lawn. Storage shed to remain. Gate providing access to front.



The **FRONT** has blocked paving providing parking for at least one vehicle on a corner plot position, plus reserved parking for a further vehicle.

Agents Note:

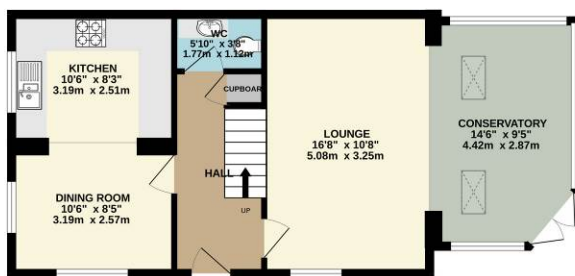
The property has the benefit of an ADT security alarm system - £60 per month (if required).

The extractor fan in the kitchen is currently broken.

A combination Vaillant boiler.

Howden's kitchen and flooring.

GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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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