

EST. 1999

**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Allerton Close, Rochford, SS4 3AR



**£325,000**

Situated in a popular quiet location is this three bedroom mid terraced house with spacious kitchen/breakfast room to rear, rear garden measuring approximately 40ft, own driveway providing off street parking and garage in a communal block. Within walking distance to local amenities. Viewing advised.

Council Tax Band: C. EPC Rating: TBC. Our Ref: 20470.

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Accommodation comprises:

Entrance via hardwood glazed entrance door to entrance porch.

### ENTRANCE PORCH

Glazed door to lounge. Door to ground floor wc.



### GROUND FLOOR WC

Obscure double glazed window to front aspect. A two piece suite comprising wall mounted wash hand basin and close coupled wc.

### LOUNGE 14' 4" x 11' 1" (4.37m x 3.38m)

Double glazed window to front aspect. Radiator. Stairs to first floor accommodation. French doors to kitchen/breakfast room.



### KITCHEN/BREAKFAST ROOM 17' 3" x 10' 6" (5.26m x 3.2m)

Double glazed window to rear aspect. Double glazed French doors providing access to rear garden.

### BREAKFAST AREA

Radiator. Coving to textured ceiling. Open plan to kitchen.



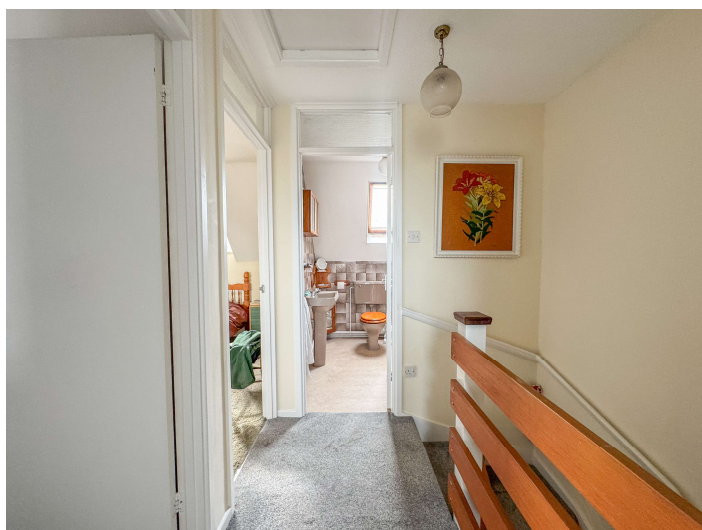


### KITCHEN

A range of base and eye level units incorporating roll edge wood effect work surface with inset stainless steel sink drainer unit. Integrated oven. Gas hob and extractor above. Space and plumbing for appliances. Tiled splash backs. Built in under stairs storage cupboard.



### FIRST FLOOR LANDING



### BEDROOM ONE 11' 9" x 10' 8" (3.58m x 3.25m)

Double glazed window to rear aspect. Radiator. Coving to textured ceiling.



### BEDROOM TWO 11' 1" max x 10' 8" max (3.38m x 3.25m)

Double glazed window to front aspect. Radiator. Textured ceiling.





**BEDROOM THREE 9' 3" x 8' (2.82m x 2.44m)**

Velux window to front aspect. Over stairs storage cupboard. Eaves storage cupboard. Radiator.

**BATHROOM**

Velux window to rear aspect. A three piece suite comprising panelled bath with shower over, pedestal wash hand basin and close coupled wc. Radiator. Tiled walls. Plastered ceiling.

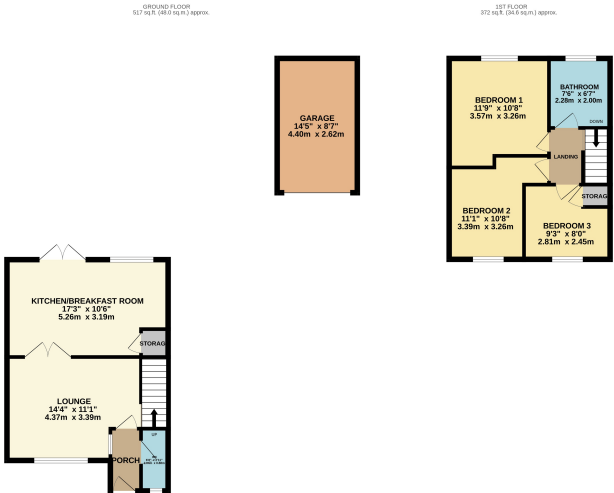


**EXTERIOR.**

The **REAR GARDEN** measures approximately 40ft (12.19m) commencing with patio area leading to remainder of garden which has hardstanding and shingle. A selection of mature flower and shrub borders. Gate providing access to rear of property leading to **GARAGE** in block of four which is accessed via a private turning from Allerton Close.



The **FRONT** has own driveway providing off street parking.



TOTAL FLOOR AREA: 189 sq ft (17.4 sq m) approx.  
While every effort has been made to ensure the accuracy of the figures contained here, measurements of items, volumes, areas and other data are approximate and are made to the best of our knowledge and belief. We do not warrant the accuracy of the figures and we do not accept any liability for any errors or omissions. This is not a contract and it is not intended to be a contract. It is for information only and should not be relied upon for any purpose other than as a guide.

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