

# BROWNGBRAND



**Doulton Way** Rochford, SS4 3BX

- Three Bedroom Mid Terraced House
- Good Access To Rochford & Hockley Schools
- Walking Distance From Local Shops, Transport Links & Parks

Guide Price £300,000-£325,000

• Open Planned Kitchen/Diner









Property Description Guide Price £300,000 to £325,000

Brown and Brand are pleased to offer with NO ONWARD CHAIN this Three bedroom mid-terraced house with an open plan kitchen/dining area and lounge leading out to a good size rear garden and downstairs cloakroom. To first floor there are Three good size bedrooms with a family bathroom. Property is situated in a great location close to local shops, amenities, Holt Farm Junior School and King Edmund Secondary School, plus transport links, you will have everything that you and your family need nearby. Viewing strongly advised.









# ENTRANCE HALL

Approached via a wooden door with leadlight glass inserts opening in to hallway with obscure double glazed window to side. Wood effect laminate flooring. Textured ceiling.

# DOWNSTAIRS CLOAKROOM

Two piece suite comprising wall mounted wash hand basin and low level W/C. Wood effect laminate flooring. Radiator. Double glazed obscure window to front. Textured ceiling with coving.

# **OPEN PLANNED LOUNGE/DINER**

21' 10" x 14' 4" (6.65m x 4.37m) Wood effect laminate flooring. Radiators. Double glazed leadlight window to front. Textured ceiling. Carpeted stairs leading to first floor. Double glazed French doors to rear giving access to garden. Opening into:

# **KITCHEN**

9' 6" x 8' 3" (2.9m x 2.51m) Kitchen fitted in a range of wall and base units with contrasting work surface over incorporating one and a half sink and drainer. Integrated double oven with four ring gas hob and extractor hood over. Space for fridge freezer and plumbing and space for washing machine. Tiled flooring. Double glazed leadlight window to rear. Storage cupboard with wall mounted boiler.

# FIRST FLOOR ACCOMMODATION

## LANDING

Carpet. Textured ceiling. Loft access. Doors leading through to:

#### **BEDROOM ONE**

10' 9" x 9' 11" (3.28m x 3.02m) Double glazed window to rear. Radiator. Fitted wardrobes. Textured ceiling. Wood effect laminate flooring.

#### **BEDROOM TWO**

10' 9" x 9' 11" (3.28m x 3.02m) Double glazed window to front. Radiator. Textured ceiling. Carpet.

### **BEDROOM THREE**

9' 3" x 7' 11" (2.82m x 2.41m) Double glazed Velux window to front. Radiator. Textured ceiling. Carpet. Storage cupboard housing tank





# BATHROOM

6' 8" x 6' 6" (2.03m x 1.98m) Three piece suite comprising of a panelled bath with electric shower attachment over. Pedestal wash hand basin with mixer tap over and tiled splashback.Low level W/C. Textured ceiling. Wood effect laminate flooring. Radiator. Double glazed Velux window to rear.

# EXTERNALLY

## **REAR GARDEN**

Mainly laid to lawn with decked area to immediate fore. Privacy fencing. Outside tap.

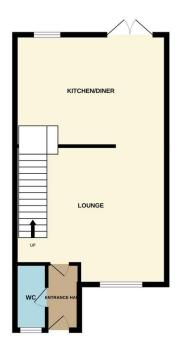
# FRONT GARDEN

Driveway providing ample off road parking with hedge borders and fencing.

## GARAGE

Up and over door situated in a block to the rear.





1ST FLOOR 472 sq.ft. (43.8 sq.m.) approx.



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