



BROWN & BRAND



Doulton Way
Rochford, SS4 3BX

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

Guide Price £300,000-£325,000





Property Description

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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.

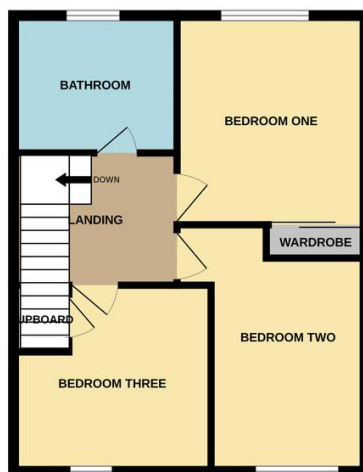
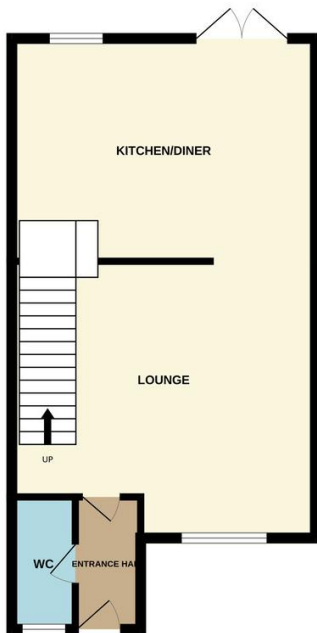
GARAGE

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



GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.

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



Energy performance certificate (EPC)		
18 Doulton Way ROCHFORD SS4 2BX	Energy rating C	Valid until: 24 January 2034 Certificate number: 9834-5129-4309-0955-4226
Property type	Mid-terrace house	
Total floor area	70 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).		
Energy rating and score		
This property's energy rating is C. It has the potential to be B.		
See how to improve this property's energy efficiency .		
The graph shows this property's current and potential energy rating.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
For properties in England and Wales: the average energy rating is D the average energy score is 60		



221 London Road
Hadleigh
Essex
SS7 2RD

www.brownbrand.co.uk
sales@brownbrand.com
01702 552966

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.