



BROWN & BRAND



Rectory Avenue
Ashington, SS4 3AW

- Three Bedroom Semi-Detached House
- Beautifully Presented Throughout
- Three Double Bedrooms
- Downstairs Cloakroom

£400,000





Property Description

Brown and Brand are pleased to offer this modern, three bedroom semi-detached family home with the Nature Reserve on your doorstep and situated in this popular location within Ashingdon . The property is presented in good order throughout and benefits from lounge to the front, good size kitchen/breakfast room , ground floor cloakroom. To first floor there are three double bedrooms and family bathroom. Externally the property offers its own driveway providing ample off-street parking and detached single garage.



ACCOMMODATION

Approach via Obscure double glazed entrance door, giving access to:

ENTRANCE HALLWAY

Wood laminate flooring. Textured ceiling with coving. Radiator. Large storage cupboard. Doors leading through to:

DOWNSTAIRS CLOAKROOM

Fitted in a two piece suite comprising of a hand wash basin with mixer tap over and low flush W/C. Wood laminate flooring. Radiator. Textured ceiling with coving. Combination boiler. Double glazed opaque window to flank.



LOUNGE

17' 8" x 10' 9" (5.38m x 3.3m) Double glazed windows to the front. Wood laminate flooring. Radiator with decorative cover. Dado rail. Textured ceiling. Carpeted stairs leading to first floor.

KITCHEN/BREAKFAST ROOM

13' 5" x 10' 2" (4.1m x 3.1m) Fitted in a range of modern kitchen cupboards to both ground and eye level also with contrasting work surfaces over. Inset sink with drainer and mixer taps over. Separate breakfast bar. Integrated eye level electric oven. Four ring electric hob with extractor fan over. Integrated dishwasher. Space and plumbing for washing machine. Wood laminate flooring. Textured ceiling with inset spotlights. Large walk in pantry/storage cupboard. Double glazed window with French doors opening out to the rear garden.



LANDING

Carpet. Textured ceiling with coving. Doors leading through to:

BEDROOM ONE

16' 8" x 9' 6" (5.1m x 2.9m) Double glazed windows to rear. Wood laminate flooring. Radiator with decorative cover. Dado rail. Textured ceiling with coving. Pendant lighting. Fitted mirrored wardrobes to one wall.

BEDROOM TWO

8' 10" x 7' 10" (2.7m x 2.4m) Double glazed window to the front. Wood laminate flooring. Dado rail. Textured ceiling with coving. Loft access.

BEDROOM THREE

7' 2" x 10' 9" (2.2m x 3.3m) Double glazed window to the front. Wood laminate flooring. Dado rail. Textured ceiling with coving.





BATHROOM

Fitted in a three piece suite comprising of a panelled bath with mixer tap and shower attachment over . Close coupled w/c and wash hand basin with mixer tap over and inset to vanity unit. Fully tiled walls. Cushion flooring. Smooth plastered ceiling with inset spotlights. Ladder style radiator. Extractor fan. Double glazed obscure window to flank.

EXTERNALLY

REAR GARDEN

Unoverlooked rear garden with paved patio area to immediate fore, mainly laid to lawn with mature shrub and hedge borders. Privacy fencing. Side access with also access to detached garage.

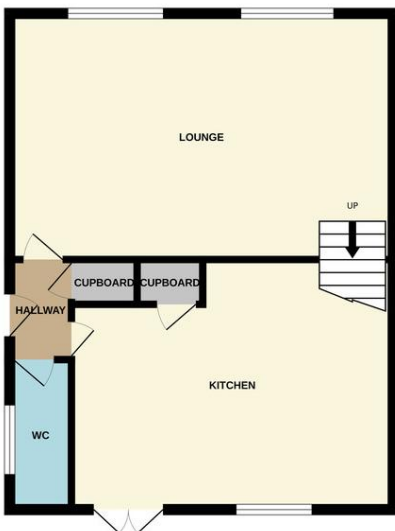
FRONT GARDEN

Parking is provided via an independent driveway for ample parking leading to a detached garage with shingled area to the front and a hedge boundary to the front.



GROUND FLOOR

1ST FLOOR



Energy performance certificate (EPC)

78 Rectory Avenue ROCHFORD SS4 3AW	Energy rating C	Valid until: 18 April 2024
Property type Semi-detached house		Certificate number: 3925-9149-9328-1007-1463
Total floor area 76 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-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-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 score is 60



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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.