



* Loft Room * Situated on North Street in the charming market town of Rochford, this well-presented two-bedroom, plus additional loft room terraced home offers a wonderful combination of character, comfort and convenience. The property features a bright and spacious lounge, complemented by a feature fireplace that creates a welcoming focal point. An opening leads through to the dining area, providing an ideal space for everyday living and entertaining, with a door offering direct access to the rear garden. The modern fitted kitchen is equipped with oak worktops, an integrated four-ring hob and oven, integrated fridge/freezer, ceramic sink and Velux window, creating a bright and practical space. The contemporary bathroom is finished with fully tiled walls and includes a bath with shower attachment. Upstairs, the property offers two bedrooms, including a spacious principal bedroom with a feature fireplace and built-in wardrobe. A further staircase provides access to the versatile loft room, offering additional space that could suit a variety of uses, subject to the buyer's requirements. Externally, the peaceful rear garden has been designed for low-maintenance enjoyment, featuring artificial grass and a decking area at the rear, providing an ideal space for outdoor seating, relaxing or entertaining. The front garden is enclosed by a brick wall and wrought iron gate, with attractive grey slate and patio paving leading to the front door. Conveniently positioned close to local shops, Rochford Train Station, schools, parks and a range of local walking routes, this appealing home is well suited to commuters, families and those looking to enjoy both the convenience of the town and nearby outdoor spaces.

- Well-presented two-bedroom terraced brick house with loft room
- Bright and spacious lounge with feature fireplace
- Modern fitted kitchen with oak worktops, integrated hob and oven, and fridge/freezer
- Attractive hardwood flooring throughout key living areas
- Enclosed front garden with brick wall, wrought iron gate, and attractive slate and patio pathway
- Versatile loft bedroom, offering additional living or sleeping space
- Separate dining area with access to the rear garden
- Contemporary bathroom with fully tiled walls and bath with shower attachment
- Peaceful rear garden featuring artificial grass and a decking seating area
- Conveniently located close to local shops, Rochford Train Station, schools, local parks, and a variety of walking routes, making it ideal for commuters, families, and those who enjoy the outdoors.

North Street

Rochford

£300,000

Price Guide



North Street



Frontage

Well-presented terraced brick house with a fenced front garden, enclosed by a brick wall and wrought iron gate. Grey slate and patio paving lead up to the front door, complemented by a double-glazed window.

Lounge

11'9 x 11'3

Smooth coved ceiling with pendant lighting, double-glazed window, radiator, feature fireplace, hardwood flooring, and a bright, spacious lounge with an opening through to:

Dining Room

11'3 x 10'9

Smooth coved ceiling with pendant lighting, feature fireplace, built-in storage cupboard and under-stairs storage, hardwood flooring, dining area, radiator, door providing access to the rear garden, and an opening through to:

Kitchen

6'5 x 4'5

Modern fitted kitchen featuring oak worktops, an integrated four-ring hob and oven, hardwood flooring, ceramic sink, double-glazed windows, a smooth ceiling with pendant lighting, Velux window, integrated fridge/freezer, and a door providing access to:

Bathroom

6'3 x 5'4

Fully tiled walls, hardwood flooring, smooth ceiling, wash basin with storage beneath, double-glazed privacy glass window, and a bath with shower attachment.

Bedroom One

10'2 x 11'8

Smooth coved ceiling with pendant lighting, a spacious double bedroom, double-glazed window, carpet flooring, radiator, feature fireplace, and built-in wardrobe.

Bedroom Two

11'0 x 8'7

Smooth ceiling with pendant lighting, carpet flooring, double-glazed window, radiator, and stairs providing access to:

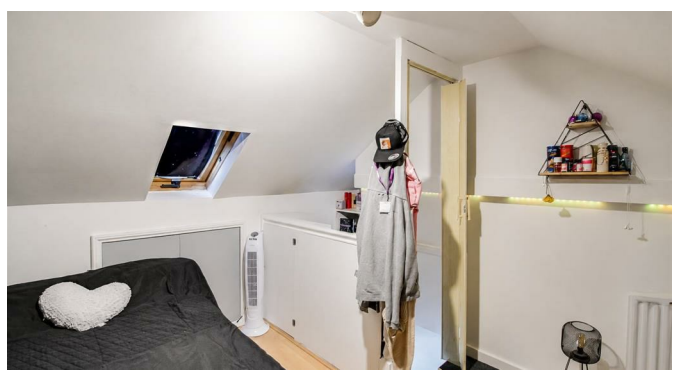
Loft Bedroom

9'3 x 11'6

Smooth ceiling with spotlight and pendant lighting, hardwood flooring, a double-glazed window, Velux window, useful storage cupboard, and access to a versatile loft room.

Rear Garden

The garden features low-maintenance artificial grass, a fully fenced boundary for privacy, and decking at the rear, creating a peaceful and relaxing seating area.



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Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

204 Woodgrange Drive, Southend-on-Sea, Essex, SS1 2SJ

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		65	86
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC 	