



NORTH STREET

ROCHFORD, SS4 1AB

GUIDE PRICE £300,000
FREEHOLD

** WONDERFUL GRADE II LISTED COTTAGE BOASTING AN ABUNDANCE OF CHARACTER AND CHARM. OFFERING DECEPTIVELY SPACIOUS ACCOMMODATION WITH TWO DOUBLE BEDROOMS AND FANTASTIC STORAGE THROUGHOUT. PRESENTING A CONVENIENT STUDY/WORKSHOP AND A GAMES ROOM/BASEMENT. POSITIONED ON THE DOORSTEP OF AMENITIES AND TRAVEL LINKS

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NORTH STREET

- Characterful grade II listed cottage
- Boasting an abundance of charming features
- Two sizeable double bedrooms
- Ample storage throughout
- Low maintenance courtyard garden
- Spacious lounge with wood burning stove
- Large games room/basement with power
- External study/workshop
- Ultra convenient location on the doorstep of shops and bus links
- Within easy reach of Rochford Train Station for direct access into Central London



Situated within Rochford's historic town centre, this beautifully characterful Grade II listed cottage offers an abundance of charm, period features and surprisingly versatile living space, all within easy reach of shops, schools and excellent transport links into Central London.

The accommodation begins with a large and inviting lounge, rich in character and centred around a charming wood-burning stove, creating a warm and cosy focal point. The ground floor also features a fitted kitchen and a conveniently placed shower room, ideal for modern living while remaining sympathetic to the age of the property.

Upstairs, the cottage offers two well-proportioned double bedrooms, both benefiting from excellent built-in storage, a rare and valuable feature in a period home.

A real highlight of the property is the tanked basement, which benefits from power and offers a multitude of potential uses. Whether envisaged as a games room, home office, hobby space or additional storage, this flexible area adds valuable versatility to the home (buyers should make their own enquiries regarding usage).

Externally, the property enjoys a private rear courtyard garden, perfect for low-maintenance

outdoor living, along with an external workshop/shed, ideal for storage or creative use.

Offered freehold and with no onward chain, this delightful cottage represents a rare opportunity to acquire a character home in one of Rochford's most desirable and convenient locations.

Early viewing is highly recommended to fully appreciate the charm, setting and flexibility this home has to offer.

Two bedroom grade II listed cottage

Lounge

Kitchen

Shower room

Stairs to basement

Basement/games room

Stairs to first floor

Bedroom one

Bedroom two

Courtyard garden

External workshop/office

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ADDITIONAL INFORMATION

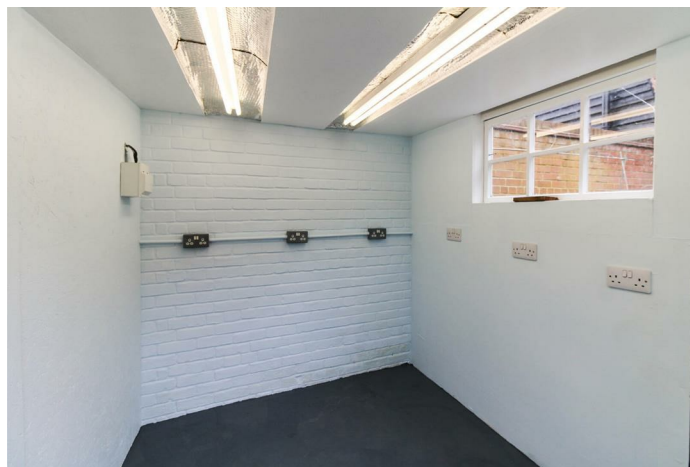
Local Authority – Rochford

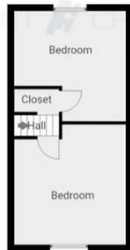
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





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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>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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