



Heritage Way | | Rochford | SS4 1XA

Price Guide £300,000 - £315,000

**bear**  
*Estate Agents*

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Situated in a convenient and well-connected location, this two-bedroom semi-detached house presents an excellent opportunity for buyers looking to create their ideal home. Requiring modernisation throughout, the property offers huge potential and is ready to be transformed into a lovely family residence. The accommodation comprises a spacious reception room, a fitted kitchen housing the boiler, two well-proportioned bedrooms, and a family bathroom.

One of the standout features of this property is the generous rear garden, providing ample outdoor space for families, gardening enthusiasts, or those who enjoy entertaining. The property also benefits from a garage, adding valuable storage or parking options. Offered with no onward chain, the purchase process can be straightforward and hassle-free.

Ideally positioned close to a range of local amenities, reputable hospitals, and Rochford Station, the property offers excellent convenience for commuters and everyday living. Combining spacious accommodation, a desirable location, and fantastic scope for improvement, this home represents a wonderful opportunity for first-time buyers, investors, or those seeking a renovation project.

- Two Bedroom Semi-Detached House with No Onward Chain
- Spacious Reception Room
- Two Well-Proportioned Bedrooms
- Generous Rear Garden
- Double Glazing and Gas Central Heating
- Excellent Opportunity to Modernise
- Fitted Kitchen with Boiler
- Family Bathroom Suite
- Garage Providing Parking or Storage
- Close to Local Amenities and Rochford Station

## Porch

5'1 x 3'8 (1.55m x 1.12m )  
Storage and access to living space.

## Living Room

14'2 x 12'5 (4.32m x 3.78m )  
Double glazed window to the side and front aspect, feature fireplace, power points, wall mounted radiator, carpeted flooring throughout and carpeted stairs accessing the upstairs accommodation.





### **Kitchen**

11'8 x 12'5 (3.56m x 3.78m )

Double glazed window to the rear, double glazed door accessing the rear garden, eye and base level units, space for white goods, integrated oven with gas hob and extractor fan above, tiled flooring and access to storage cupboard.

### **Landing**

3'4 x 6'2 (1.02m x 1.88m )

Carpeted flooring and access to all bedrooms.

### **Bedroom One**

10'7 x 12'6 (3.23m x 3.81m )

Double glazed window, wall mounted radiator, carpeted flooring throughout and fitted storage unit.

### **Bedroom Two**

8'6 x 12'6 (2.59m x 3.81m )

Double glazed window, wall mounted radiator and carpeted flooring throughout.

### **Bathroom**

9'4 x 5'3 (2.84m x 1.60m )

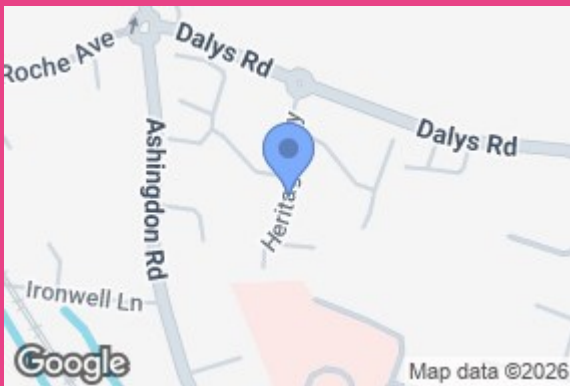
Obscure double glazed window to the side aspect, wall mounted radiator, WC, panelled bath unit with shower head attachment, vanity sink unit, half tiled surrounds and carpeted flooring throughout.

### **Garden**

Fencing to the rear and sides for privacy and outside tap.

### **Garage**

### **Off-Street Parking**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

204 Woodgrange Drive  
 Southend-on-Sea  
 Essex  
 SS1 2SJ  
 01702 811211  
 info@bearestateagents.co.uk  
<https://www.bearestateagents.co.uk>