



Guide Price £225,000 to £250,000. Bear Estate Agents are delighted to present this exceptional opportunity to acquire a plot of land with planning permission granted for a stunning two-bedroom detached bungalow. Situated in a sought-after location in Rochford, this prime piece of land offers both privacy and convenience.

The proposed bungalow design boasts a modern open-plan living space, featuring a spacious lounge and kitchen/diner, ideal for contemporary living. The master bedroom benefits from an ensuite, while the property also includes a well-appointed main bathroom. The property will offer a private gated entrance, ensuring a sense of security and seclusion.

Additional highlights include off-road parking and a generous-sized garden, perfect for outdoor activities and relaxation. Situated within walking distance of local amenities and the train station with direct links to London Liverpool Street, this location combines tranquil living with excellent transport connections.

This is a fantastic self-build investment opportunity in an increasingly popular area. Don't miss the chance to make your dream home a reality in Rochford.

For more details on build cost and re-sale please contact the office.

- Planning Ref: APP/B1550/W/22/3310619
- Plans Passed For Two Bedroom Detached Bungalow / Investment Opportunity
- Gated Entrance & Private Garden
- Two Double Bedrooms
- Ensuite To Master
- Open Plan Lounge, Kitchen/Dining Room
- Off Street Parking
- Walking Distance To Local Shops
- Short Walk To Rochford Train Station
- Rare Opportunity To Build Your Own Home.

Stambridge Road

Rochford

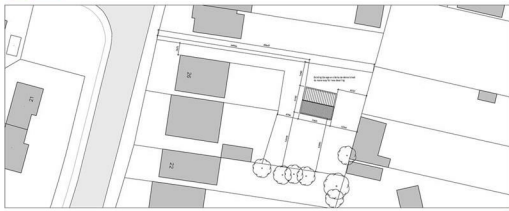
£225,000

Price Guide

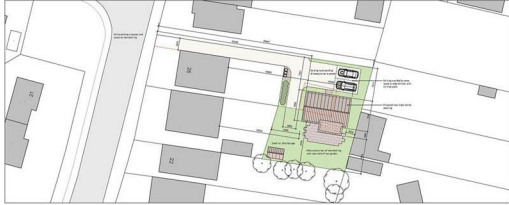


Stambridge Road

REAR OF No. 24 & 26 STAMBRIDGE ROAD, ROCHFORD.



EXISTING SITE PLAN



PROPOSED SITE PLAN



KEY PLAN



Services

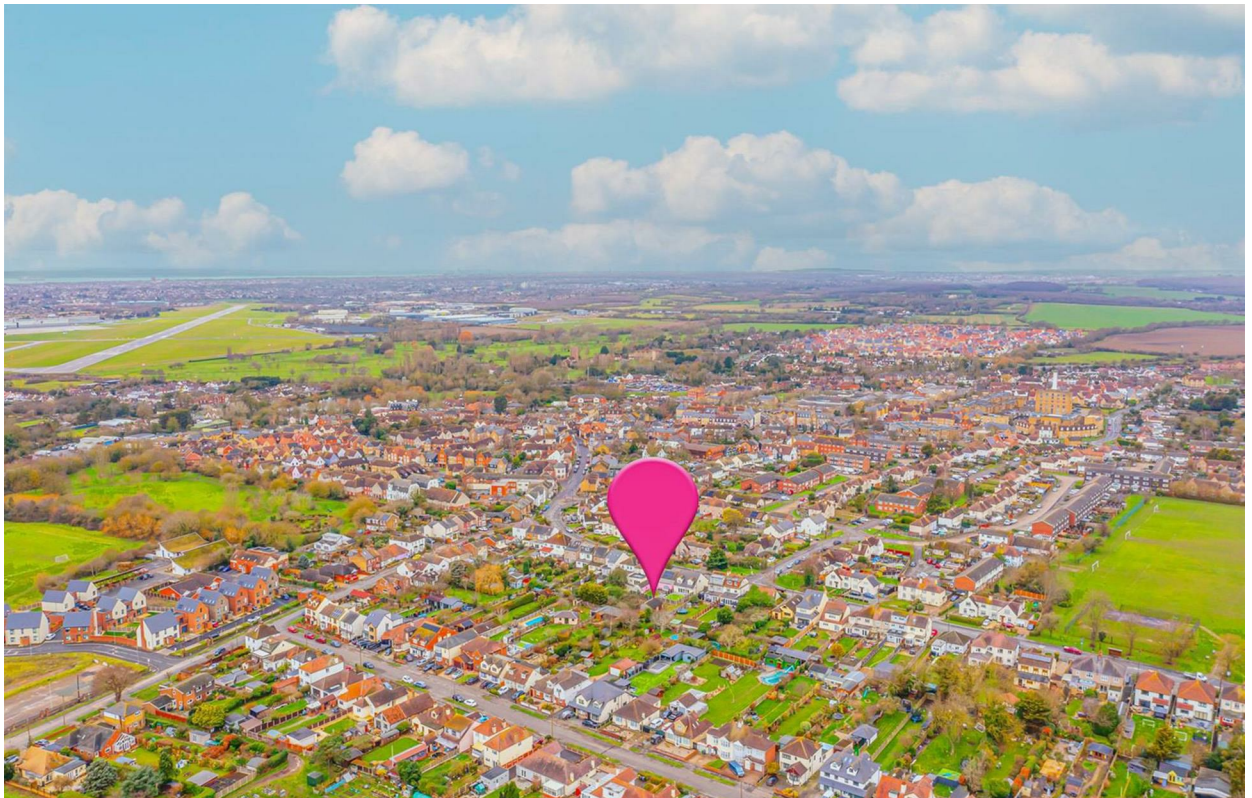
The vendor has confirmed the adjacent properties are fully connected to the mains. For the viability for services we ask clients to perform their own due diligence.

Situation

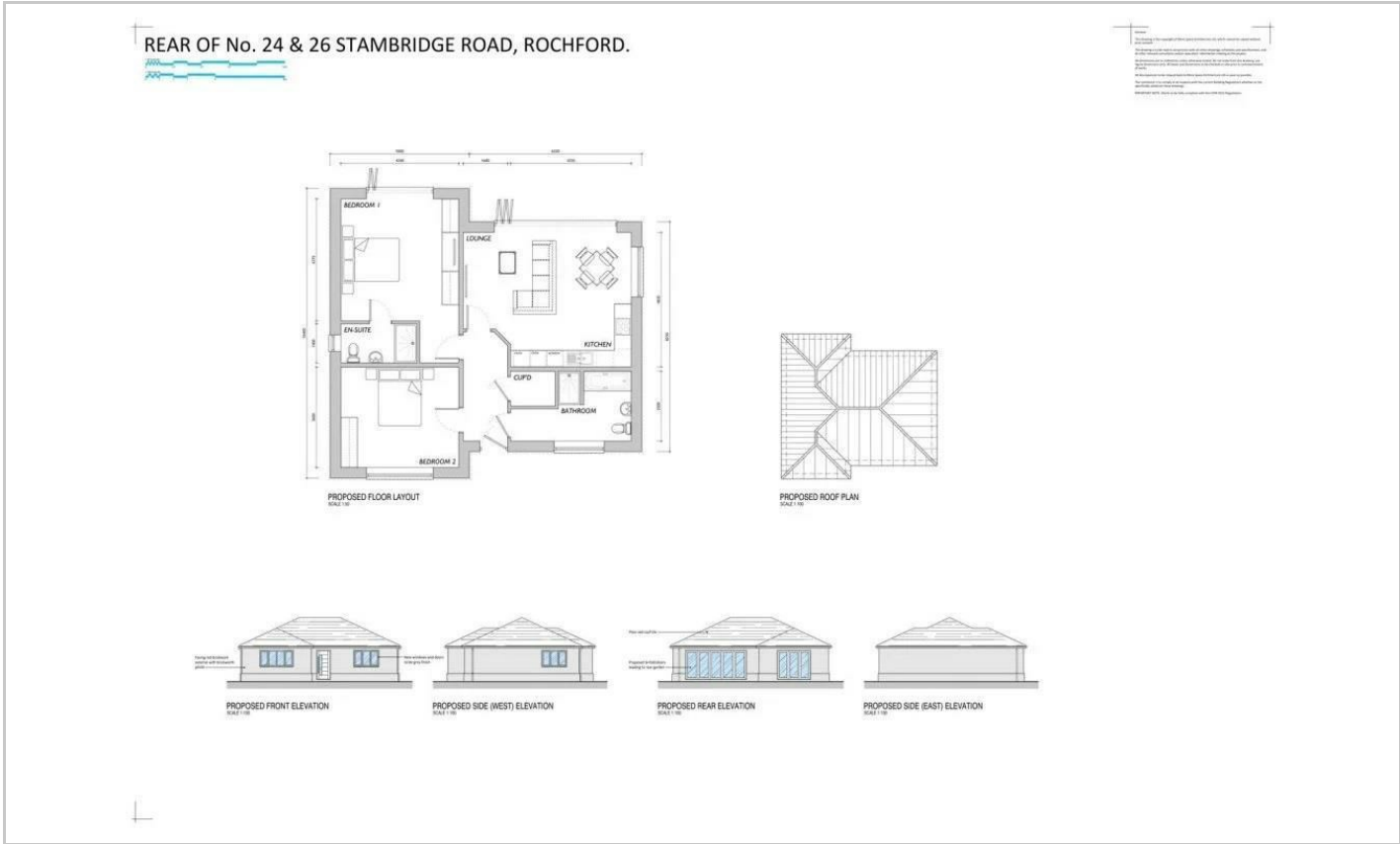
Sold with the freehold interest.

Viewings

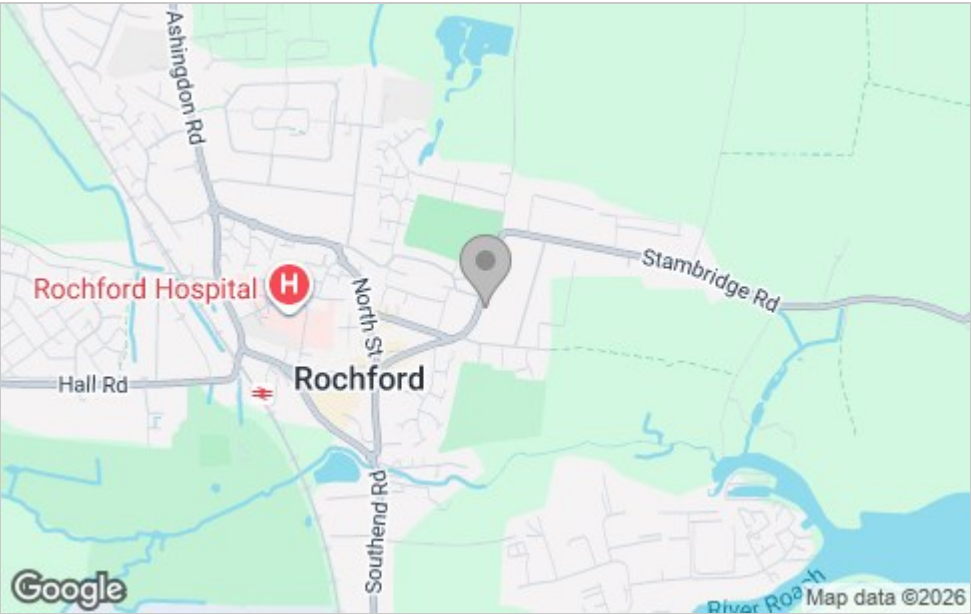
Via appointment only.



Floor Plan



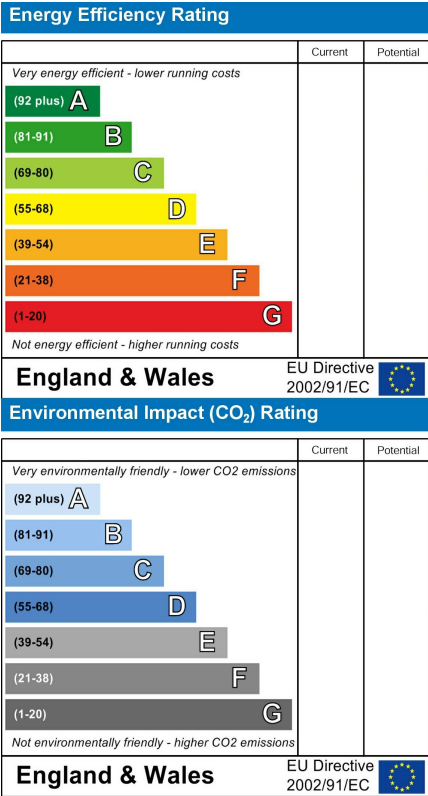
Area Map



Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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