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£300,000

48A Rectory Road, Rochford, SS4 1UE

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We are favoured with instructions to offer for sale this semi detached house being situated in a popular Rochford location and offering no onward chain,. The ground floor offers an open plan lounge/diner and a kitchen with access to the rear garden. The first floor has three double bedrooms and a bathroom with separated wc. There is an integral garage and further off street parking with side access to a good size rear garden. General refurbishment required.

Door to enclosed entrance porch with further door to:

Entrance hall
Stairs to first floor, carpeted, wall papered walls, radiator, under stairs storage/meter cupboard, doors off onto:

Lounge/diner
24'3" x 10'5" max (7.40 x 3.20 max)
Lounge area:
Glazed windows to front carpeted, fitted gas fire, radiator, wall mounted thermostat:

Dining area:
Carpeted, radiator, glazed windows and door leading to rear garden, door from dining area and hallway to:

Kitchen
11'7" x 8'4" (3.54 x 2.56)
Fitted with basic cupboard and draw units, stainless steel sink unit, radiator, slatted window to rear and door leading to rear garden:

Landing
glazed window to half landing with landing providing access to loft, built in cupboard housing water tank, doors off onto:

Bedroom one
13'2" x 10'6" to alcove (4.03 x 3.22 to alcove)
Carpeted, smooth plastered walls, glazed windows to front, built in wardrobes and draws, radiator:

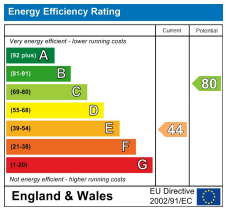
Bedroom two
11'7" x 8'5" (3.55 x 2.57)
Glazed windows to front, carpeted, wall papered walls, radiator:

Bedroom three
10'6" x 8'5" (3.21 x 2.59)
Glazed windows to rear, carpeted, smooth plastered walls, radiator:

Bathroom
8'1" max x 7'3" max (2.47 max x 2.21 max)
Opaque glazed window to rear, panalled bath, pedastal wash hand basin, radiator, tiled walls:

Wc
Closed coupled wc, smooth plastered walls, opaque window to rear:

Externally
The front garden is partly laid to lawn with a hard standing providing off street parking for two vehicles leading to an integral garage providing further parking. There is side access to a rear garden which is mainly laid to lawn with a patio area to the immediate rear and fencing to boundaries.



These particulars do not constitute an offer or contract, the purchaser should satisfy himself independently as to the accuracy of the measurements, description and statements contained herein. All negotiations are to be conducted via Sorrell