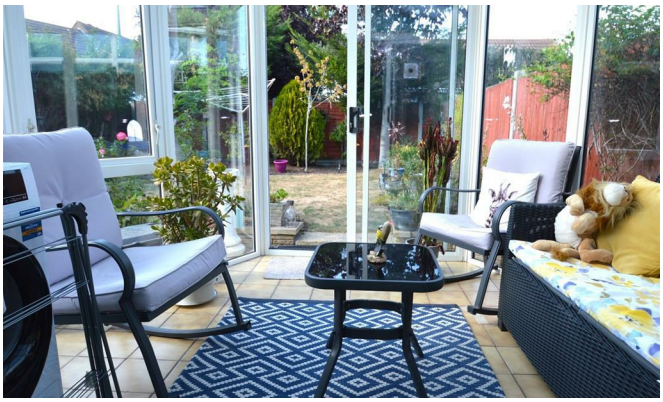
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Rochford, Essex, SS4 1UP

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Rectory Avenue, Rochford, SS4 3AW
£370,000

Horizon Estate Agents have been given the pleasure to market this two bedroom semi detached bungalow. Situated in a quite cul-de-sac with just 6 bungalows and close to local shops and all transport links. The property has a spacious lounge which leads onto a modern conservatory which looks out to the unoverlooked rear garden that has various seating areas for sitting and relaxing or for alfresco dining. There is a modern Kitchen/diner and wet room. Two double bedrooms, parking and detached garage. There are some lovely features in this bungalow especially the large bay window to the main bedroom. NO ONWARD CHAIN. CALL NOW TO ARRANGE A VIEWING!

sales@horizonestates.co.uk
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UPVC obscured double glazed entrance door to:

Hallway
Textured and coved ceiling with loft access. Carpet and radiator. Storage cupboard. Doors to:

Bedroom
10'2 x 8'10 (3.10m x 2.69m)
Textured and coved ceiling. UPVC double glazed window to front. Built in wardrobes, carpet and radiator.

Bedroom
10'1 x 13'3 (3.07m x 4.04m)
UPVC double glazed square bay window to front, textured and coved ceiling. Built in wardrobes and fitted bedroom furniture. Carpet and radiator.

Lounge
17'4 x 10'1 (5.28m x 3.07m)
Textured and coved ceiling, double glazed patio doors leading to conservatory, feature fire with surround. Carpet and radiator.

Kitchen/dining room
11'1 x 11'4 (3.38m x 3.45m)
UPVC double glazed window to rear and side. UPVC double glazed door to side. There is a range of base and eye level units with work surfaces and inset sink and drainer. Integrated oven, hob and extractor fan. Space and plumbing for appliances. Tiled flooring, modern splash backs and radiator.

Conservatory
10'2 x 10'1 (3.10m x 3.07m)
UPVC sliding doors to rear and UPVC double glazed windows to all sides. Tiled flooring and radiator.

Rear Garden
Commences with patio leading to lawn with flower and shrub boarders. Various seating areas. Side access to front. Door to detached garage.

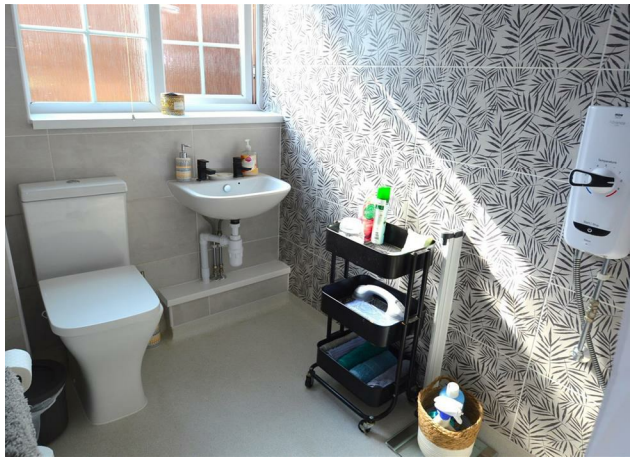
Garage
Power and light

Front
Parking for two/three cars and up and over door to Garage.

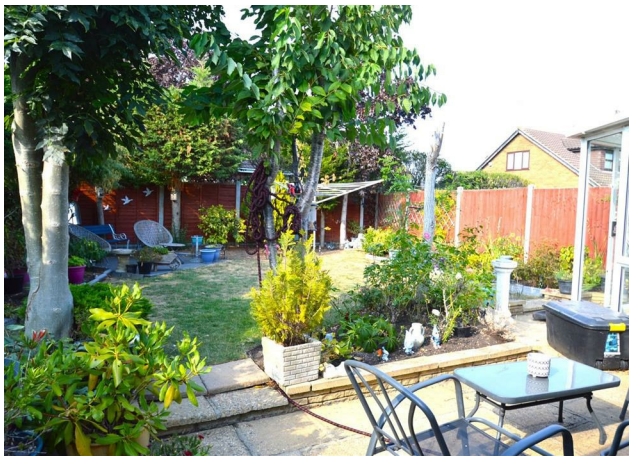
Additional Information
Tenure - Freehold
Council - Rochford District Council
Council Tax Band - C

Agents Note
We recommend our customers use our panel of Conveyancers. It is your decision whether you choose to deal with our panel of Conveyancers but you are under no obligation to do so. You should know that we would receive a referral fee of £150 per transaction from them for recommending you to them.
Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.

















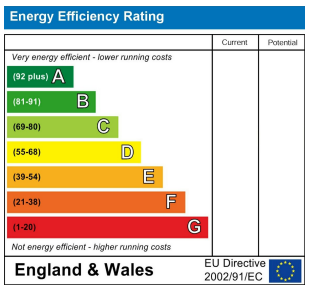
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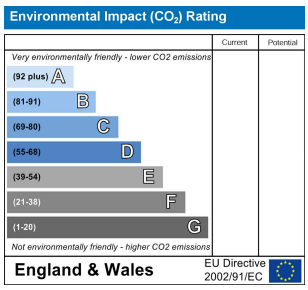
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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