1st Call
SALES AND LETTINGS

Ashingdon Road, Rochford, SS4 1RF

£300,000

Well-presented 2-bed semi, no chain! 25'8" lounge/diner, west-facing garden, parking, loft conversion potential. Near excellent schools & Rochford station. Perfect first-time buy or investment, viewing advised!

This well-presented two-bedroom semi-detached house has recently been re-decorated inside and out offering exceptional value with no onward chain, making it perfect for first-time buyers or investors seeking quality accommodation in a prime location. The impressive ground floor features a spacious 25'8" lounge and dining area that creates a wonderfully sociable living environment, complemented by an 11'5" fitted kitchen ideal for modern living. Upstairs, two generous double bedrooms provide comfortable accommodation, while the large family bathroom completes the first floor with quality fixtures. The property enjoys a delightful sunny west-facing rear garden that captures beautiful afternoon and evening light - perfect for outdoor dining and relaxation. Convenient off-street parking adds significant practical value. The location is particularly strong, positioned close to excellent local schools and just a short stroll from Rochford railway station and town centre, offering both family convenience and commuter connectivity. Significantly, the property offers excellent potential for loft conversion, subject to necessary planning consents, providing exciting opportunities to add substantial value and additional living space. This represents an outstanding opportunity combining quality presentation, practical amenities, prime location, and development potential in one compelling package. Viewing recommended to appreciate the space and potential this excellent property offers.

Accommodation Comprising

Front door leading to porch with further front door to...

Lounge-Diner 25'8" x 12'6" < 10'6" (7.82m x 3.81m < 3.20m)

Lounge Area

Double glazed bay window to front, feature open fireplace with timber mantle and tiled hearth, laminate wood flooring, coved ceiling, open plan to...

Dining Area

Built in storage cupboard, radiator, laminate wood flooring, coved ceiling, door to...

Kitchen 11'8" x 8'10" (3.56 x 2.69)

Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated gas hob with oven below and extractor hood over, space and plumbing for washing machine, matching range of wall mounted units, tiled splashbacks, coved ceiling, double glazed window to side, double glazed door to rear garden, door giving access to staircase to...

First Floor Landing

Loft access (we are advised that the loft space has a velux window and offers great potential for conversion subject to the necessary planning consent being sought & granted), doors off to...

Bedroom One 16'4" x 12'6" (4.98 x 3.81)

Two double glazed windows to front, radiator...

Bedroom Two 11'7" x 6'9" (3.53 x 2.06)

Double glazed window to rear, radiator...

Bathroom 11'11 x 8' (3.63m x 2.44m)

White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level W.C., tiled splashbacks, large built in

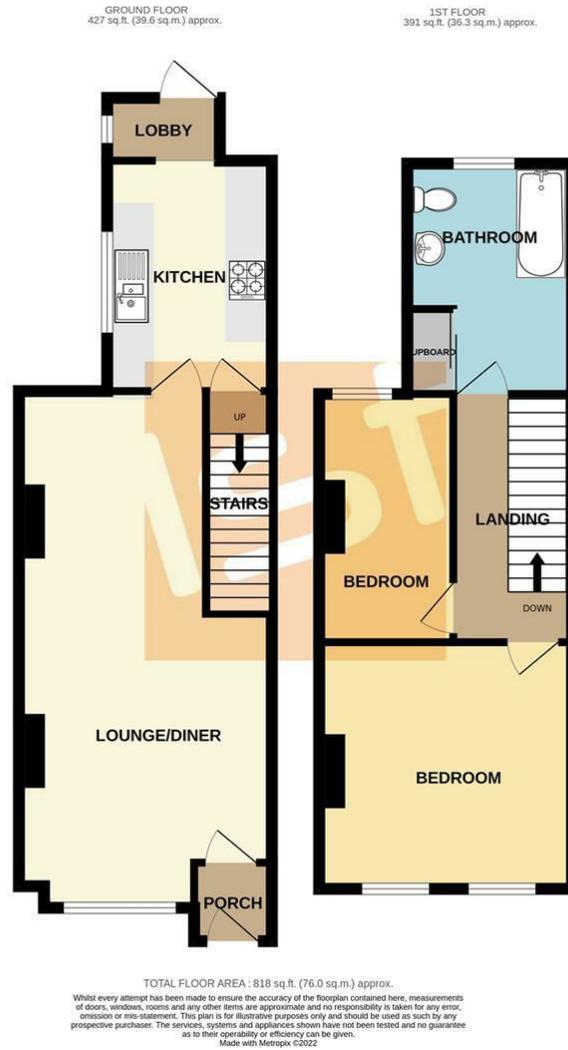storage cupboard, radiator, obscure double glazed window to rear...

Front Garden

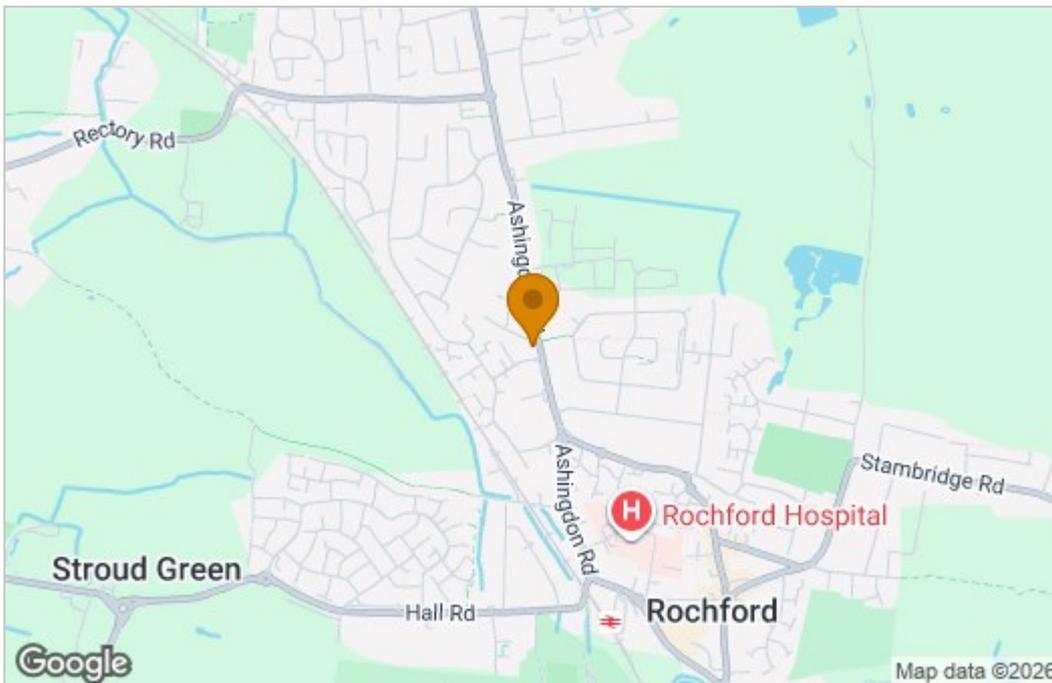Providing off street parking...

Rear Garden

Sunny west facing rear garden comprising patio area with raised flower beds, remainder mostly laid to lawn, gate providing side access...
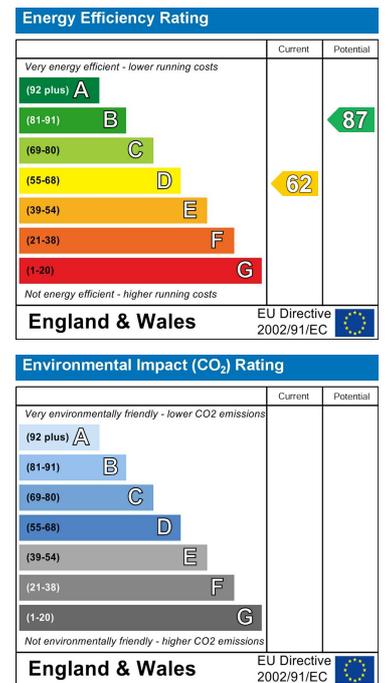
Floor Plan

GROUND FLOOR
427 sq.ft. (39.6 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.

LOBBY

KITCHEN

BATHROOM

CUPBOARD

UP

STAIRS

BEDROOM

LANDING

DOWN

LOUNGE/DINER

BEDROOM

PORCH

TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.

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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Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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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