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90 Southend Road, Rochford, SS4 1HQ

£285,000

Offered with no onward chain, this three-bedroom semi-detached house is located within easy walking distance of Rochford Station. Featuring off-street parking, two reception rooms, and a generous rear garden. The ground floor comprises an entrance hall, two good-sized reception rooms, and a functional kitchen with garden access. Upstairs offers three bedrooms and a shower room with separate wc .
To the front is off-street parking , while the rear boasts a good-sized family garden. Ideally positioned close to Rochford Station (direct links to London Liverpool Street), Rochford Square, local shops, and schools.

Entrance hall

Carpeted, stairs to first floor, smooth plastered walls, opaque double glazed window to side, wall mounted thermostat, part glazed door to side, doors off onto:

Lounge 12'11" to bay x 12'0" to alcove (3.95 to bay x 3.66 to alcove)



Carpeted, smooth plastered walls to coved ceiling, fireplace, double glazed half bay window to front, radiator:

Dining room 12'4" x 10'11" to alcove (3.76 x 3.34 to alcove)



Carpeted, smooth plastered walls to coved ceiling, fire surround, radiator, double glazed double doors leading onto and overlooking rear garden:

Kitchen 8'7" x 6'4" (2.62 x 1.94)



Fitted with cupboard and draw base units and eye level wall cupboards with rolled top work surfaces, polyurethane sink unit with one and a half bowl , single drainer and mixer tap, built in Neff gas hob with electric oven under and extractor over, integrated under counter fridge and washing machine, laminate flooring, tiled walls, radiator, double glazed windows to rear:

First floor landing

Opaque double glazed window to side, carpeted, smooth plastered walls, doors off onto:

Bedroom one 11'0" x 11'0" to alcove (3.36 x 3.36 to alcove)



Carpeted, wall papered walls, radiator, double glazed windows to front:

Bedroom two 11'11" x 11'1" max to alcove (3.65 x 3.38 max to alcove)



Carpeted, wall papered walls, cupboard housing boiler serving gas central heating and domestic hot water, radiator, double glazed windows to rear:

Bedroom three 7'5" x 6'6" (2.27 x 2.00)



Carpeted, wall papered walls, double glazed window to front:

Shower room 6'6" x 5'8" (1.99 x 1.74)



Walk in shower with thermostatic controls, wash hand basin with mirrored cabinet over, heated towel rail, vinyl flooring, tiled walls, opaque double glazed window to rear:

Separate wc

Closed coupled push button flush wc, vinyl flooring. smooth plastered walls, opaque double glazed window to side:

Externally

The front garden is mainly paved and has flower and shrub boarders and provides stacked off street parking for numerous vehicles. there is a double gate providing access to a West backing rear garden approximately 65 foot in length commencing with a paved patio area to the immediate rear, then partly laid to lawn with the remainder being paved with timber storage shed and further timber summer house /storage shed, fencing to boundaries with flower and shrub boarders.

Floor Plan



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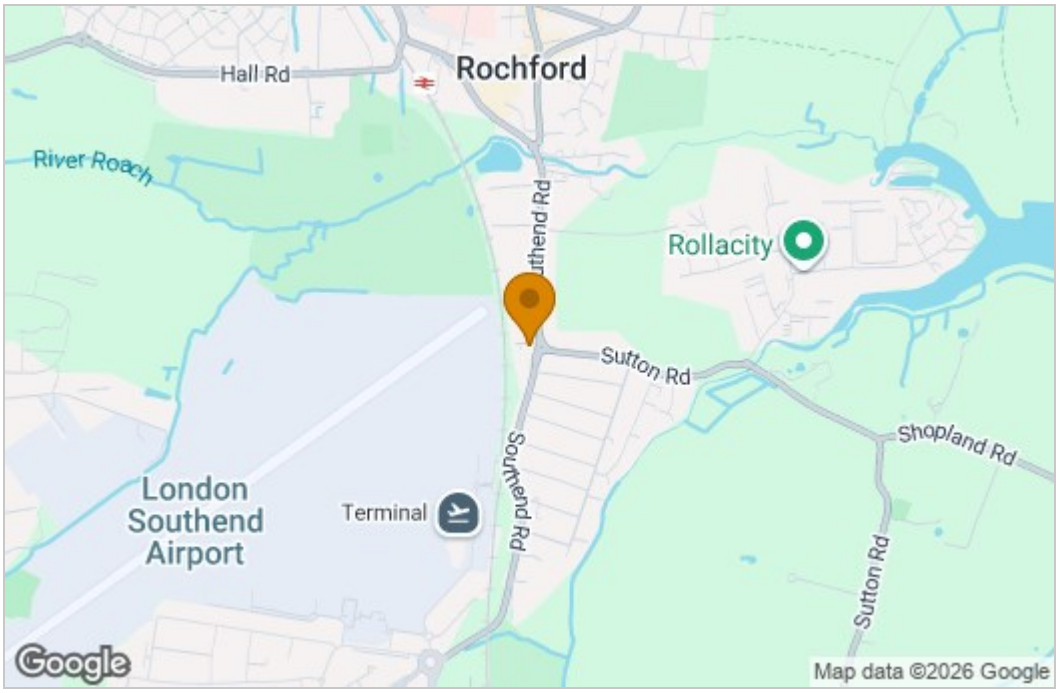
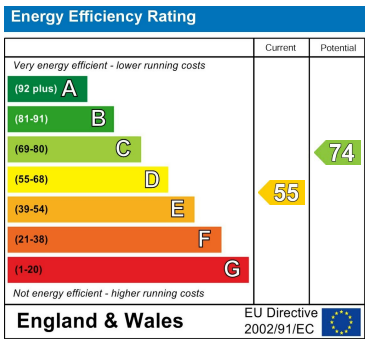
Area Map



Energy Efficiency Graph



The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for the purpose. You should obtain verification from your Solicitor or Surveyor.

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