



NUTCOMBE CRESCENT
ROCHFORD, SS4 1RT

OFFERS IN EXCESS OF £325,000
FREEHOLD

* OFFERS ABOVE £325,000 * NO ONWARD CHAIN * LARGE PLOT OFFERING HUGE POTENTIAL TO EXTEND (STPP) * NESTLED IN A QUIET RESIDENTIAL STREET, WITHIN EASY REACH OF A RANGE OF FANTASTIC AMENITIES AND SOUGHT AFTER SCHOOLS, THIS VERSATILE TWO/THREE BEDROOM BUNGALOW OFFERS A WONDERFUL OPPORTUNITY TO CREATE A SPECIAL FAMILY HOME.

RP&C.
RICKY, PLANT & CHEN-PORTER

NUTCOMBE CRESCENT

- Versatile two/three bedroom semi-detached bungalow
- Sold with no onward chain
- Spacious plot with large sideway and double width garage
- Huge potential to improve and extend (STPP)
- Ample off-street parking for multiple vehicles
- Sought after residential location close to well regarded schools
- Within easy reach of a multitude of shops and amenities
- Spacious loft
- Generous rear garden
- View today!



An exciting opportunity to acquire this versatile two-storey, three-bedroom semi-detached bungalow, occupying a larger-than-average plot in a quiet yet highly convenient location in Rochford.

Offered with no onward chain, the property presents fantastic scope for extension and improvement (subject to planning permission), making it an ideal purchase for buyers looking to create a truly special home tailored to their own tastes.

The generous plot is a standout feature, boasting a substantial sideway which provides access to a double garage and ample off-street parking for multiple vehicles. The property also benefits from a sizeable loft space, further enhancing its excellent potential for development.

Internally, the home is well-proportioned and highly adaptable, currently arranged to suit a variety of living styles. The accommodation can be configured as either three double bedrooms with one reception room, or two double bedrooms with two receptions, offering flexibility for families or those working from home. To the rear, there is a compact kitchen with adjoining utility area.

Situated within easy reach of well-regarded schools, a wide range of local shops and amenities, and nearby parks, the property is perfectly placed for everyday

living. Rochford train station is also within close proximity, providing direct links into central London, making it an excellent choice for commuters.

This is a rare opportunity to secure a home with significant potential in a sought-after location – early viewing is highly recommended.

Two/three bedroom bungalow

Reception room/bedroom

Bedroom

Bedroom

Lounge

Kitchen

Bathroom

Garage/workshop

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ADDITIONAL INFORMATION

Local Authority – Rochford

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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