

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Alice Gardens, Rochford, SS4 1YD



Guide Price £350,000-£375,000

Situated in the popular Hall Road development is this immaculately presented two bedroom semi-detached house benefiting from having large lounge, modern fitted kitchen, ground floor cloakroom/wc, a south-east facing rear garden and own driveway providing off-street parking for at least two vehicles. Close to local shops, amenities and mainline railway station to London Liverpool Street.

Council Tax Band: C. EPC Rating: B.

Ref 20415

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Entrance via double glazed entrance door to

ENTRANCE HALL

Stairs to first floor accommodation. Laminate wood effect flooring. Plastered ceiling. Radiator.



GROUND FLOOR CLOAKROOM/WC

Obscure double glazed window to the front aspect. WC with low level cistern. Pedestal wash hand basin. Laminate wood effect flooring. Plastered ceiling. Radiator.

KITCHEN 10' 5" x 7' 6" (3.18m x 2.29m)

Double glazed window to the front aspect. Range of modern base and eye level units. Inset Ceramic sink drainer unit. Integrated electric oven. Inset gas hob with stainless steel extractor above. Integrated dish washer. Laminate wood effect flooring. Plastered ceiling.



LOUNGE 15' 11" max x 15' 2" max (4.85m x 4.62m)

Two double glazed windows to the rear aspect. Double glazed French doors providing access to the rear garden. Under stairs storage cupboard. Laminate wood effect flooring. Plastered ceiling. Radiator.



FIRST FLOOR ACCOMMODATION

LANDING

Built-in cupboard. Plastered ceiling. Access to part boarded loft.

BEDROOM ONE 13' 11" x 10' (4.24m x 3.05m)

Double glazed window to the front aspect. Built-in wardrobes. Plastered ceiling. Radiator. Door to Bathroom.



BEDROOM TWO 13' 1" x 7' 11" (3.99m x 2.41m)

Double glazed window to the rear aspect. Built-in wardrobes. Plastered ceiling. Radiator.



BATHROOM 7' 9" x 7' 2" (2.36m x 2.18m)

Accessed via Landing and Bedroom One. WC with concealed cistern. Wall hung wash hand basin. Panelled bath with shower over. Tiled floor. Part tiled walls. Plastered ceiling. Inset spot lights. Towel radiator.



EXTERIOR

The **SOUTH EAST FACING REAR GARDEN** measures approximately 30' (9.14m) and commences with patio leading to laid lawn. Decking area to the rear providing additional seating area. **SHED** to remain. Exterior tap. Exterior power points. Gate providing access to the front.

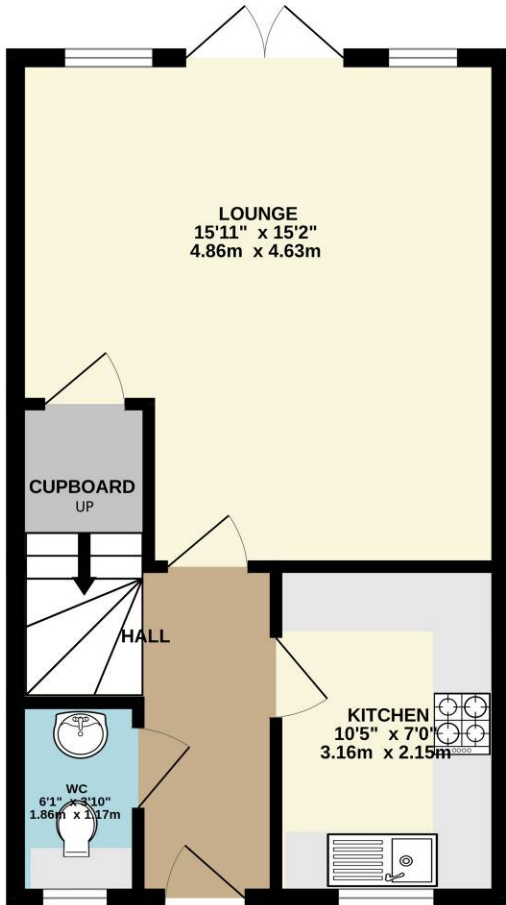


The **FRONT** has paved pathway to entrance door and shrubs with block paved driveway to the side, with power sockets and electric car charger, this may be left under separate negotiation, providing off-street parking for at least two vehicles.

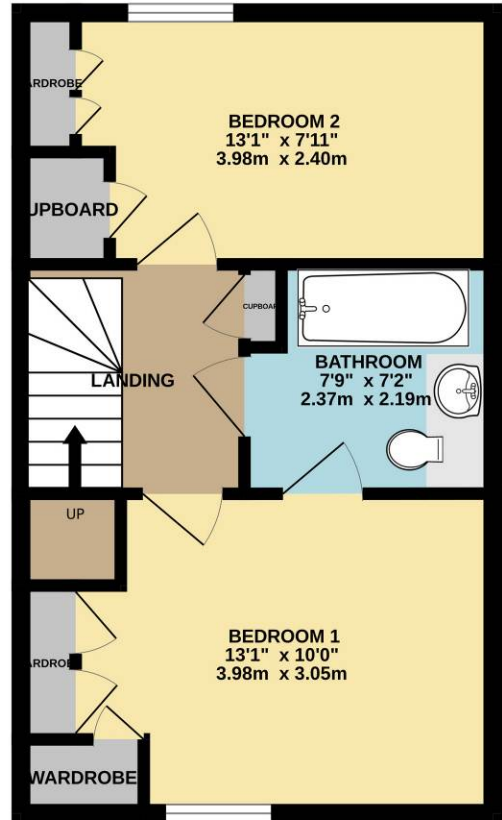
Agents Note

*The boiler is located in the kitchen, is approximately 4 years old and has been serviced.
There is a service charge for the development of approximately £350 per annum.*

GROUND FLOOR
400 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 770 sq.ft. (71.5 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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