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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Princess Gardens, Rochford, SS4 3BL



Guide Price:
£350,000 - £375,000

Situated in a quiet residential road is this well presented three bedroom semi detached bungalow with a rear garden measuring approximately 65ft and own driveway providing off street parking. Within walking distance to local schools, shops and bus routes.

Viewing highly recommended.

Council Tax Band: C. EPC Rating: D. Our Ref: 20200.

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Accommodation comprises:

Entrance via uPVC composite glazed entrance door to entrance hall.

SPACIOUS ENTRANCE HALL

Radiator. Wood effect flooring. Plastered ceiling. Access to loft.



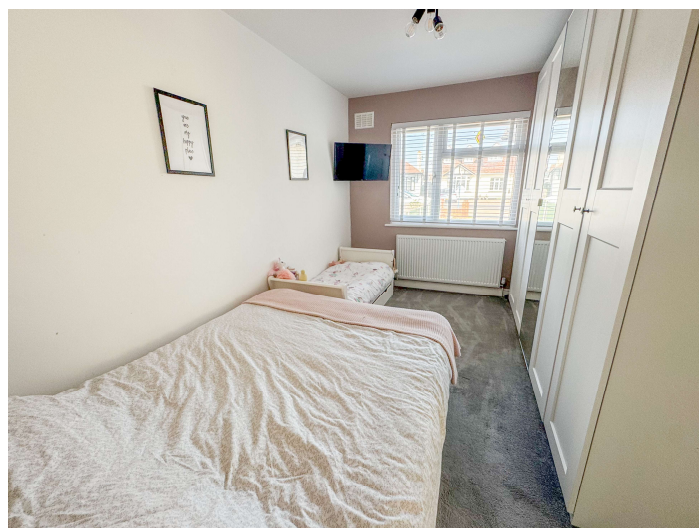
LOUNGE 16' 10" x 10' 10" (5.13m x 3.3m)

Double glazed window to front aspect. Two obscure double glazed feature windows to side aspect. Feature media wall with inset TV space and inset electric fire. Radiator. Wood effect flooring.



BEDROOM ONE 13' 6" x 8' 10" (4.11m x 2.69m)

Double glazed window to front aspect. Radiator. Plastered ceiling.



BEDROOM TWO 12' 6" x 8' 10" (3.81m x 2.69m)

Double glazed window to rear aspect. Radiator. Plastered ceiling.



BEDROOM THREE 7' 4" x 6' 4" (2.24m x 1.93m)

Double glazed window to side aspect. Radiator. Plastered ceiling.



BATHROOM

Obscure double glazed window to side aspect. A three piece suite comprising corner panelled jacuzzi bath with chrome mixer taps, shower head attachment and electric shower over, inset wash hand basin with vanity storage below and close coupled wc. Airing cupboard. Tiled walls. Tiled flooring.



KITCHEN 10' 10" x 8' 2" (3.3m x 2.49m)

Double glazed window to side aspect. A range of base and eye level units incorporating roll top work surface with inset stainless steel sink drainer unit. Space for freestanding cooker with extractor hood above. Space and plumbing for appliances. Radiator. Textured ceiling. Tiled walls. Tiled flooring. Open plan through to dining area.



DINING AREA 10' 10" x 9' 9" (3.3m x 2.97m)

Double glazed window to side aspect. Double glazed French doors providing access to rear garden. Radiator. Wood effect flooring.



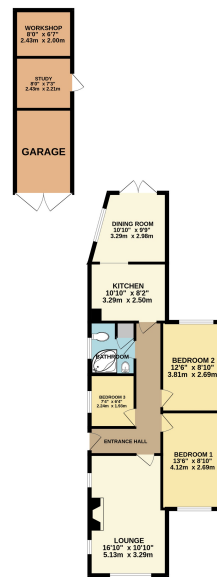
The **FRONT** has own block paved driveway providing off street parking for several vehicles.

EXTERIOR.

The **REAR GARDEN** measures approximately 65ft (19.81m) commencing with patio area leading to garden. Laid to lawn. Fencing to all boundaries. **LARGE SHED/SUMMERHOUSE** to remain. Door to **DETACHED GARAGE** with split room to the rear providing study and separate workshop. Gate providing access to front.



GROUND FLOOR
966 sq ft. (89.7 sq.m.) approx.



TOTAL FLOOR AREA: 966 sq ft. (89.7 sq.m.) approx.
Whilst every effort 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 misstatement. This plan is for illustrative purposes only and should be used as a guide only. It is not to be used for any other purpose. The services, fixtures and fittings shown here have not been tested and no guarantee as to their operability or efficiency can be given.
Mark with reference: 02202

Consumer Protection from Unfair Trading Regulations 2008.

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