

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Spencer Gardens, Rochford, SS4 1TJ



Guide Price:
£325,000 - £350,000

Occupying a corner plot position, within close walking distance to King Edmunds school and local shops, is this immaculate three bedroom semi-detached chalet, recently refurbished throughout, benefiting from having modern fitted kitchen and bathroom, open plan lounge/dining room and unoverlooked rear garden.

Council Tax Band: D. EPC Rating: C.

Our Ref 20234.

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Entrance via double glazed entrance door to

ENTRANCE HALL

Wood effect flooring. Coving to plastered ceiling. Radiator.



DINING AREA 13' 2" x 9' 7" (4.01m x 2.92m)

Double glazed window to the front aspect. Stairs to first floor accommodation. Wood effect flooring. Coving to plastered ceiling. Radiator. Open plan through to Lounge.



LOUNGE 16' 4" x 9' 7" (4.98m x 2.92m)

Double glazed French doors providing access to rear garden. Wood effect flooring. Coving to plastered ceiling. Contemporary vertical radiator.



KITCHEN 10' 10" x 8' 4" (3.3m x 2.54m)

Double glazed window to the rear aspect. Double glazed door providing access to rear garden. Modern range of high gloss base and eye level units. Wood effect work surfaces. Inset stainless steel sink drainer unit. Integrated electric oven. Gas hob with stainless steel extractor hood above. Feature tiled splash backs. Integrated appliances. Tiled floor. Plastered ceiling. Inset spot lights.



GROUND FLOOR BATHROOM

Obscure double glazed window to the side aspect. WC with concealed cistern. Inset wash hand basin with vanity storage below. Panelled bath with shower over and full height shower screen. Tiled floor. Tiled walls. Plastered ceiling. Inset spot lights. Towel radiator.



GROUND FLOOR BEDROOM THREE 8' 4" x 7' 5" (2.54m x 2.26m)

Double glazed window to the front aspect. Mirrored sliding door wardrobes to one wall. Wood effect flooring. Plastered ceiling. Radiator.



FIRST FLOOR ACCOMMODATION

LANDING

Doors to bedrooms.

BEDROOM ONE 12' 9" x 11' 1" (3.89m x 3.38m)

Double glazed window to the rear aspect. Eaves storage cupboards. Wood effect flooring. Plastered ceiling. Radiator.



BEDROOM TWO 11' 7" max x 11' 1" max (3.53m x 3.38m)

Double glazed window to the front aspect. Eaves storage. Wood effect flooring. Plastered ceiling. Radiator.



EXTERIOR

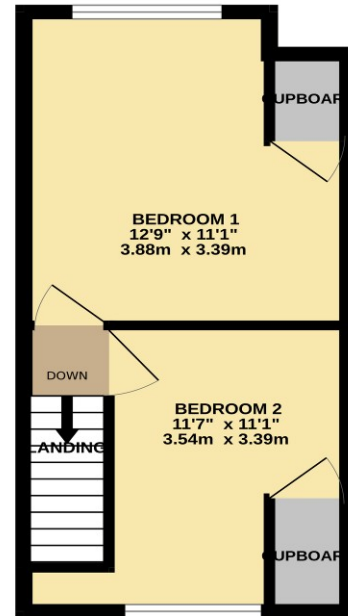
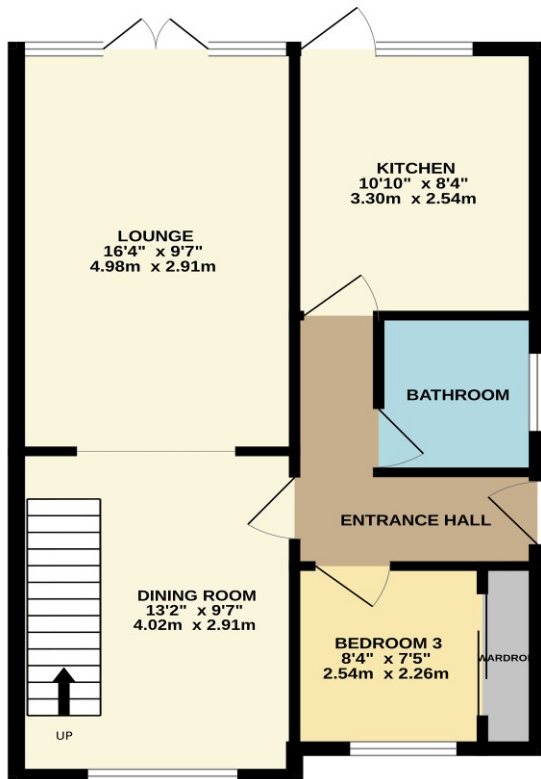
The **SECLUDED REAR GARDEN** commences with patio area with steps down to laid lawn. Decking area. Double opening gates giving access to **DETACHED GARAGE** at the rear.



The **FRONT** has off-street parking with gate providing access to rear garden.

GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.

1ST FLOOR
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 785 sq.ft. (72.9 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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