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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Millview Meadows, Rochford, SS4 1EF



**Guide Price:
£300,000 - £325,000**

Situated in a very popular area of Rochford is this two double bedroom end terrace house which has a large lounge, 35ft east facing rear garden and garage with an apex roof providing storage. Close to local shops, amenities and mainline railway station to London Liverpool Street. **NO ONWARD CHAIN.**
Council Tax Band: C. EPC Rating: C. Our Ref: 19969.

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Accommodation comprises:

Entrance via entrance door to entrance hall.

ENTRANCE HALL

Double glazed window to side aspect. Stairs to first floor accommodation with under stairs storage cupboard. Sliding doors to kitchen. Door to lounge.



KITCHEN 10' 7" x 5' (3.23m x 1.52m)

Double glazed window to front aspect. A range of base and eye level units incorporating work surface with inset stainless steel sink drainer unit. Tiled splash backs. Built in oven. Gas hob with extractor fan. Space and plumbing for washing machine. Combination boiler installed in 2021. Wood effect laminate flooring.



LOUNGE 17' x 11' 8" (5.18m x 3.56m)

Double glazed window to rear aspect. uPVC double glazed French doors providing access to rear garden. Feature fireplace. Two radiators.



FIRST FLOOR LANDING

Access to loft.

BEDROOM ONE 11' 8" x 10' 1" (3.56m x 3.07m)

Double glazed window to rear aspect. Built in wardrobes with mirror fronted sliding doors. Radiator.



BEDROOM TWO 11' 8" x 8' 3" (3.56m x 2.51m)

Double glazed window to front aspect. Built in over stairs storage cupboard. Radiator.



BATHROOM

A three piece suite comprising panelled bath with shower over, pedestal wash hand basin and close coupled wc. Tiled walls. Vinyl flooring.



EXTERIOR.

The **REAR GARDEN** is east facing measuring approximately 35ft (10.67m) commence with patio area leading to garden. Laid to lawn. Shed to remain. Water butt. Door to garage.





The **FRONT** has small lawn area. Pathway to front door. Shrubbery. Driveway providing off street parking for two vehicles leading to **GARAGE** with up and over door. Apex roof providing storage area.



TOTAL FLOOR AREA: 747 sq ft (69.2 sq m) approx.
 Measurements shown have been made in accordance with the Survey Code of Practice. Measurements of floors, walls, rooms and any other areas are approximate and no responsibility is taken for any error or omission in this document. This plan is for illustrative purposes only and should not be used as a basis for any financial or other transaction. The actual layout and dimensions may vary from those shown on this plan.
 M&G 10/10/2022

Consumer Protection from Unfair Trading Regulations 2008.

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