

## William Gardens, Rochford, SS4 1FW



**Guide Price:**  
**£350,000 - £375,000**

Situated in a popular area off Hall Road is this immaculately presented two bedroom terraced house with shared drive port with two allocated parking spaces. Having a large lounge/diner, modern kitchen, ground floor wc, two good size bedrooms with jack and jill bathroom and a good size rear garden with patio seating area. Within close proximity to Rochford mainline railway station, bus links and local amenities.

Viewing highly recommended. Council Tax Band: C.

EPC Rating: B. Our Ref: 20022.

Accommodation comprises:

Entrance via uPVC double glazed door to entrance hall.

#### ENTRANCE HALL

Stairs to first floor accommodation. Radiator. Wood effect laminate flooring. Plastered ceiling. Doors to wc, kitchen and lounge.



#### GROUND FLOOR WC

Obscure double glazed window to front aspect. A two piece suite comprising wash hand basin and close coupled wc. Radiator. Continuation of wood effect laminate flooring. Plastered ceiling.



#### KITCHEN 10' 9" x 7' (3.28m x 2.13m)

Double glazed window to front aspect. A range of base and eye level units incorporating work surface with composite sink drainer unit with mixer tap. Integrated oven. Four ring gas hob with extractor hood above. Integrated dishwasher and washing machine. Integrated fridge freezer. Wood effect laminate flooring. Plastered ceiling.



#### LOUNGE/DINER 16' 3" x 15' 1" (4.95m x 4.6m)

Double glazed windows to rear aspect. Double glazed French doors providing access to rear garden. Storage cupboard. Two radiators. Wood effect laminate flooring. Plastered ceiling.



### FIRST FLOOR LANDING

Storage cupboard. Radiator. Plastered ceiling.



### BEDROOM ONE 13' 4" x 9' 10" (4.06m x 3m)

Double glazed window to front aspect. Fitted wardrobes. Radiator. Airing cupboard. Plastered ceiling. Door to Jack and Jill bathroom.



### BEDROOM TWO 13' 4" x 8' 7" (4.06m x 2.62m)

Double glazed window to rear aspect. Fitted wardrobes. Radiator. Plastered ceiling. Door to Jack and Jill bathroom.



### JACK AND JILL BATHROOM 7' 9" x 7' 2" (2.36m x 2.18m)

A three piece suite comprising panelled bath with shower over, wash hand basin and close coupled wc. Wall mounted storage unit. Wood effect flooring. Plastered ceiling.



### EXTERIOR.

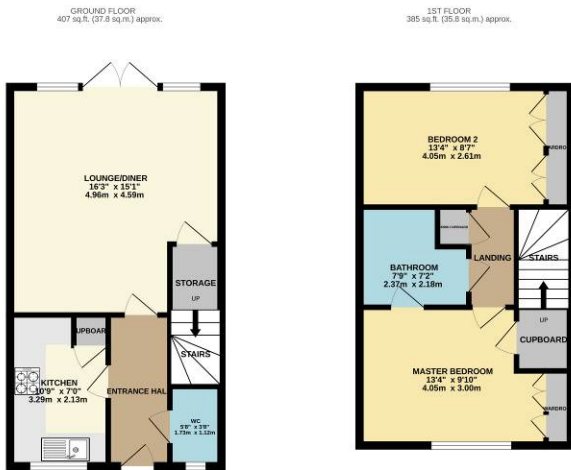
The **REAR GARDEN** commences with patio seating area leading to garden. Laid to lawn. Shed to remain. Gate to rear alleyway leading to parking spaces.



The **FRONT** has a communal front garden. Mainly laid to lawn with flower and shrub borders. Two allocated parking spaces, one of which is under the **CAR PORT**.



**Agents Note:**  
Service Charge : £305 per annum.



**TOTAL FLOOR AREA:** 792 sq.ft. (73.6 sq.m.) approx.  
Measurements shown for built floor-to-ceiling are in accordance with the British standard (BS 5400) and are approximate. They do not include protrusions and are not intended to be used for the purposes of a contract. The correct method of measurement is given in BS 5400:2001. Measurements are given to the nearest millimetre.

**Consumer Protection from Unfair Trading Regulations 2008.**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.