

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Victory Lane, Rochford, SS4 3AN



Guide Price:
£325,000 - £350,000

OFFERED WITH NO ONWARD CHAIN

Situated on the sought after Trafalgar Green Development is this well presented end terraced house with large lounge, two good size bedrooms, ground floor wc, south facing rear garden and own driveway providing off street parking for two vehicles. Close to local shops, amenities and main line railway station to London, Liverpool Street.

Viewing highly recommended. Council Tax Band: C.

EPC Rating: C. Our Ref: 20316.

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Accommodation comprises:

Entrance via entrance door to entrance hall.

ENTRANCE HALL

Stairs to first floor accommodation. Contemporary vertical radiator. Wood effect flooring. Coving to plastered ceiling. Doors to lounge/diner, kitchen and wc.



GROUND FLOOR CLOAKROOM

Obscure double glazed window to side aspect. A two piece suite comprising pedestal wash hand basin and close coupled wc. Radiator. Tiled flooring.



KITCHEN 10' 5" x 5' 5" (3.18m x 1.65m)

Double glazed window to front aspect. A comprehensive range of base and eye level units incorporating work surface with stainless steel sink drainer unit. Integrated electric oven. Gas hob with extractor above. Space and plumbing for washing machine. Space for freestanding fridge freezer. Tiled splash backs. Tiled flooring. Plastered ceiling with inset spotlighting.



LOUNGE/DINER 16' 1" x 12' 10" (4.9m x 3.91m)

Double glazed patio doors providing access to rear garden. Two contemporary vertical radiators. Wood effect flooring. Coving to plastered ceiling.



FIRST FLOOR LANDING

Double glazed window to side aspect.



BEDROOM ONE 12' 10" x 10' 5" (3.91m x 3.18m)

Double glazed window to rear aspect. Fitted wardrobes. Radiator. Coving to plastered ceiling.



BEDROOM TWO 12' 10" x 8' 11" (3.91m x 2.72m)

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



BATHROOM

A three piece suite comprising panelled bath with shower over and full height shower screen, pedestal wash hand basin and close coupled wc. Radiator. Wood effect tiled flooring. Part tiled walls. Plastered ceiling with inset spotlighting.



