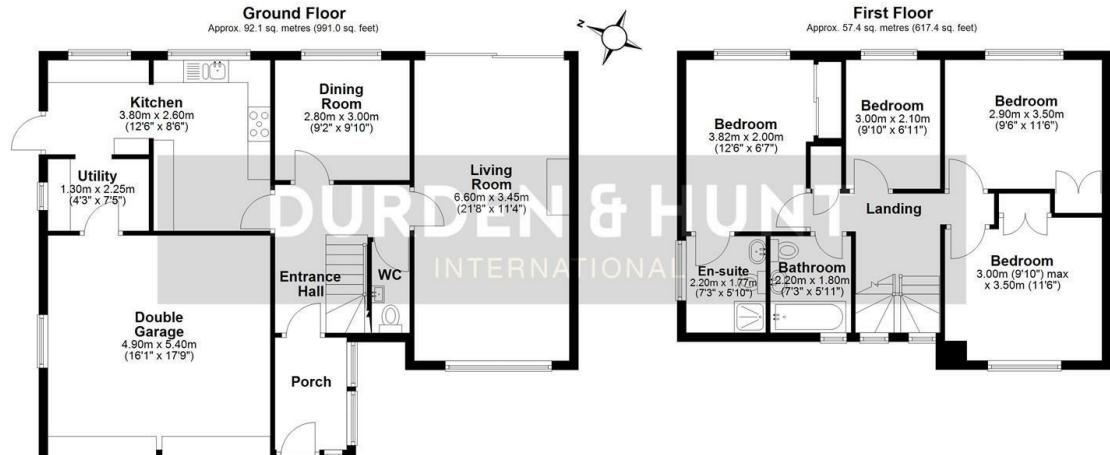




## Butts Paddock, Rochford SS4

Offers In The Region Of £600,000

- Picturesque Village Location
- Double Garage & Driveway
- Utility Room & Downstairs WC
- Well Presented Throughout
- Approved Planning Permission (REF 24/00799/FUL)
- Two Reception Rooms
- Four Bedrooms, One With En Suite
- Spacious Garden
- Modern Kitchen
- Contemporary Family Bathroom



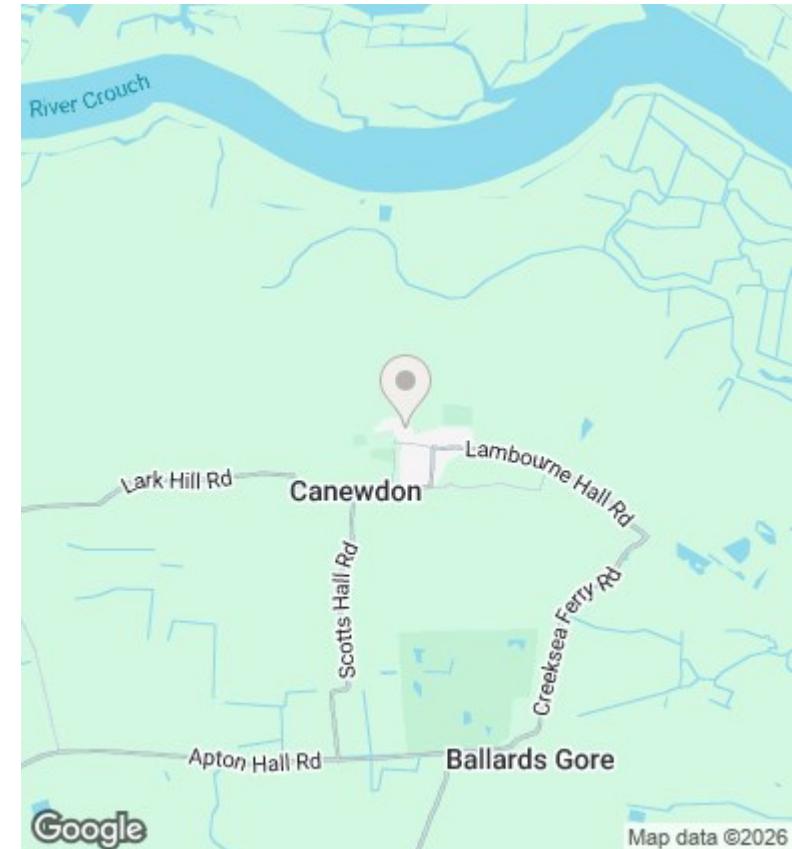
Total area: approx. 149.4 sq. metres (1608.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Butts Paddock



## Viewings

Viewings by arrangement only. Call 01702 411 461 to make an appointment.

## Council Tax Band

E

## EPC Rating:

C

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC