



established 1919



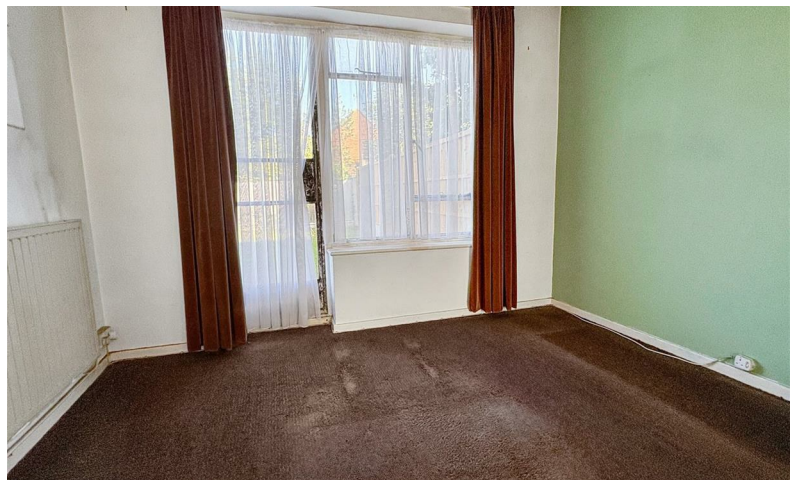
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£300,000

48A Rectory Road, Rochford, SS4 1UE

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We are favoured with instructions to offer for sale this semi detached house being situated in a popular Rochford location and offering no onward chain,. The ground floor offers an open plan lounge/diner and a kitchen with access to the rear garden. The first floor has three double bedrooms and a bathroom with separated wc. There is an integral garage and further off street parking with side access to a good size rear garden. General refurbishment required.

Door to enclosed entrance porch with further door to:

Entrance hall

Stairs to first floor, carpeted, wall papered walls, radiator, under stairs storage/meter cupboard, doors off onto:

Lounge/diner

24'3" x 10'5" max (7.40 x 3.20 max)

Lounge area:

Glazed windows to front carpeted, fitted gas fire, radiator, wall mounted thermostat:

Dining area:

Carpeted, radiator, glazed windows and door leading to rear garden, door from dining area and hallway to:

Kitchen

11'7" x 8'4" (3.54 x 2.56)

Fitted with basic cupboard and draw units, stainless steel sink unit, radiator, slatted window to rear and door leading to rear garden:

Landing

glazed window to half landing with landing providing access to loft, built in cupboard housing water tank, doors off onto:

Bedroom one

13'2" x 10'6" to alcove (4.03 x 3.22 to alcove)

Carpeted, smooth plastered walls, glazed windows to front, built in wardrobes and draws, radiator:

Bedroom two

11'7" x 8'5" (3.55 x 2.57)

Glazed windows to front, carpeted, wall papered walls, radiator:

Bedroom three

10'6" x 8'5" (3.21 x 2.59)

Glazed windows to rear, carpeted, smooth plastered walls, radiator:

Bathroom

8'1" max x 7'3" max (2.47 max x 2.21 max)

Opaque glazed window to rear, panalled bath, pedestal wash hand basin, radiator, tiled walls:

Wc

Closed coupled wc, smooth plastered walls, opaque window to rear:

Externally

The front garden is partly laid to lawn with a hard standing providing off street parking for two vehicles leading to an integral garage providing further parking. There is side access to a rear garden which is mainly laid to lawn with a patio area to the immediate rear and fencing to boundaries.

