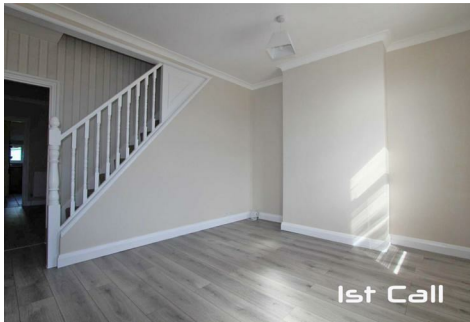


# Ist Call

SALES AND LETTINGS



**Queen Elizabeth Chase, Rochford, SS4 1JJ**

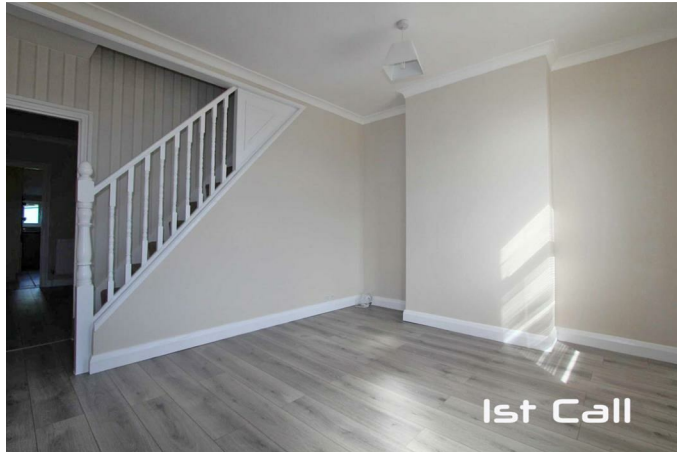
**£270,000 - Freehold**

A well-presented two-bedroom terraced house set in a sought-after location, within easy reach of local shops, schools, Southend Airport and the rail station. Offered with no onward chain, the property features a bright lounge, separate dining room and fitted kitchen on the ground floor, with two generous double bedrooms and a spacious bathroom upstairs. Benefits include full double glazing, gas central heating and an approximately 50-foot rear garden. Early viewing is highly recommended.

## Accommodation Comprising

Front door to...

### Lounge 12'2 x 12'2 (3.71m x 3.71m)



Double glazed window to front, radiator, laminate wood flooring, staircase to first floor, coved ceiling, door to...

### Dining Room 12'2 x 11'2 (3.71m x 3.40m)



Double glazed window to rear, radiator, laminate wood flooring, coved ceiling, door to...

### Kitchen 15'10 x 7'8 (4.83m x 2.34m)



Range of modern fitted base units with complementing working surfaces over, inset single drainer stainless steel sink unit, integrated gas hob,

separate integrated eye level double oven, space and plumbing for washing machine, space for further appliances, matching range of wall mounted units, wall mounted gas central heating & hot water boiler, tiled splashbacks and flooring, double glazed door to side, double glazed windows to side and rear...

### First Floor Landing

Loft access, doors off to...

### Bedroom 1 12'2 x 10'5 (3.71m x 3.18m)



Double glazed window to front, feature fireplace, radiator, built in storage cupboard, coved ceiling...

### Bedroom 2 12'2 x 11'4 (3.71m x 3.45m)



Double glazed window to rear, radiator, feature fireplace, coved ceiling, door to...



### Spacious Bathroom



White suite comprising panelled bath, separate enclosed shower cubicle, pedestal wash hand basin, low level W.C., radiator, fully tiled walls, obscure double glazed window to rear...

### Externally

### Rear Garden



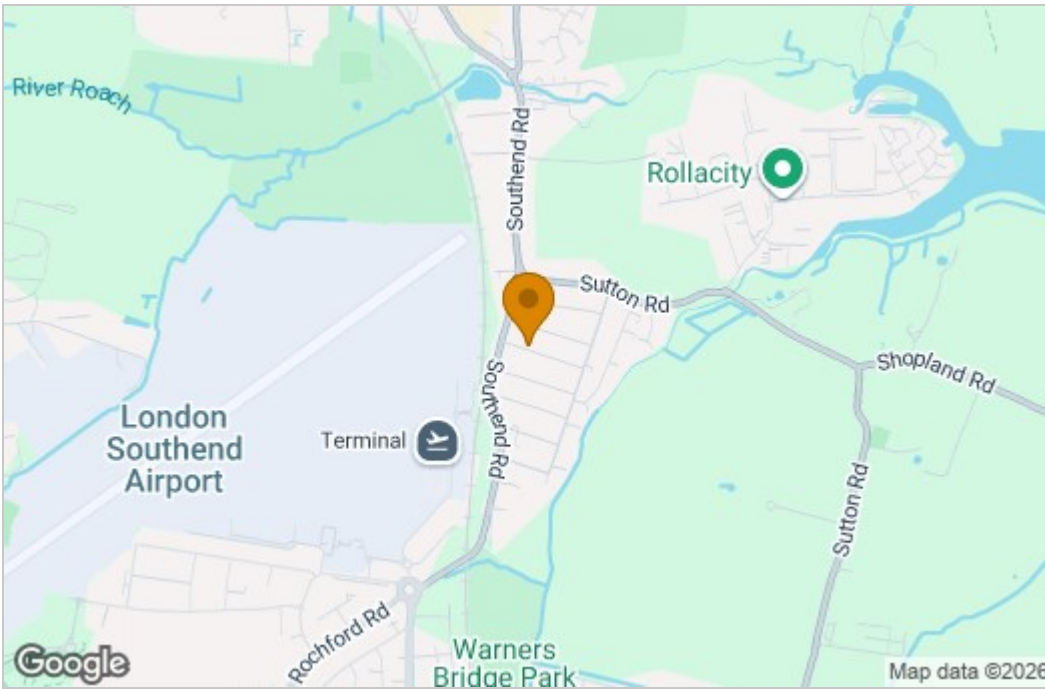
Approx. 50' in depth comprising paved patio area, remainder mostly laid to lawn...

# Floor Plan

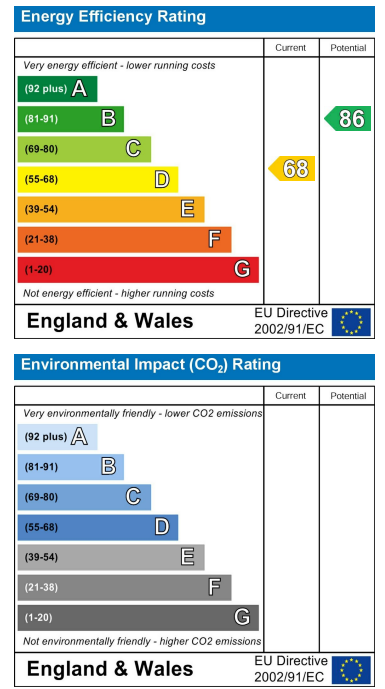


TOTAL FLOOR AREA: 766 sq.ft. (71.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.