

# Ist Call

SALES AND LETTINGS



## Ashingdon Road, Rochford, SS4 3EU

**Offers Over £300,000**

Detached 2-bed bungalow with huge potential! Lounge, dining room, ample parking, west facing garden. No chain. Great for refurb/redevelopment (STP). Near shops & short drive to Rochford station. Must view!

Offered with no onward chain and great potential, we are delighted to offer this 2-bedroom detached bungalow situated in a great location close to local bus routes, shops and within a short drive of Rochford rail station. With no onward chain the property offers a lounge and separate dining room as well as two bedrooms, kitchen and bathroom. With large frontage offering ample off street parking the property further benefits from a west facing rear garden and we feel offers great potential to refurbish or redevelop (subject to planning) and viewing is recommended.

## Accommodation Comprising

Front door to...

### Entrance Hall

Loft access, picture rail, doors off to...

### Lounge 13'2 into bay x 10'6 (4.01m into bay x 3.20m)



Double glazed bay window to front, tiled fireplace with inset electric fire, picture rail...

### Bedroom 1 11'2 x 10'5 (3.40m x 3.18m)



Double glazed window to front, picture rail...

### Bedroom 2 10'6 x 7'10 (3.20m x 2.39m)



Obscure double glazed window to side, built in cupboard housing hot water cylinder, picture rail...

### Dining Room 11'8 x 10'5 (3.56m x 3.18m)



Double glazed window to rear, boarded tiled fireplace, picture rail, door to...

### Kitchen 10'6 x 4'10 (3.20m x 1.47m)



Stainless steel sink unit with cupboard beneath, gas cooker, plumbing for washing machine, built in pantry cupboard, additional built in storage cupboard, wall mounted cupboard housing gas meter, double glazed door and window to rear, door to...

### Bathroom 7'10 x 4'8 (2.39m x 1.42m)



White suite comprising panelled bath, pedestal wash hand basin, low level W.C., tiled splashbacks, obscure double glazed window to side...

## Externally



## Front Garden

Laid to shingle and providing off street parking for several vehicles...

## Rear Garden

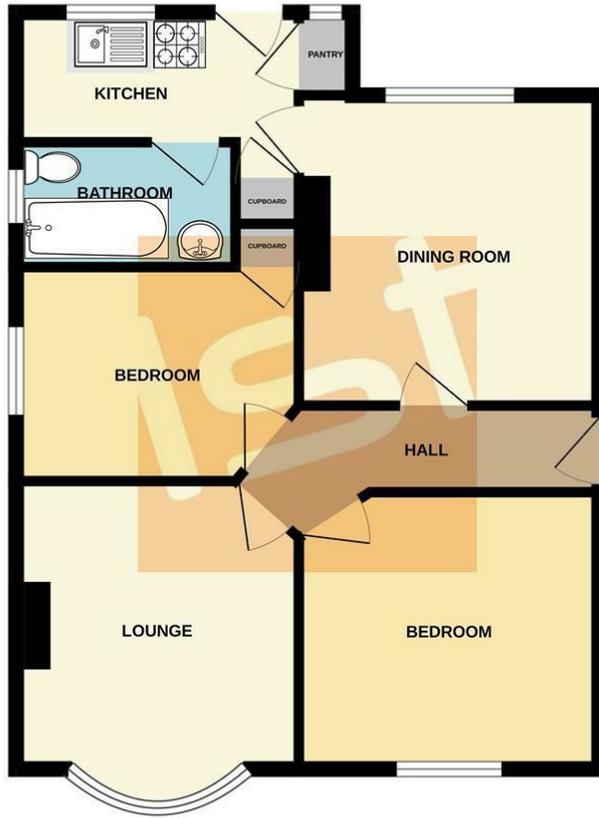


Approx. 45' west facing rear garden comprising paved patio area, remainder mostly laid to lawn, timber shed, gates providing side access...



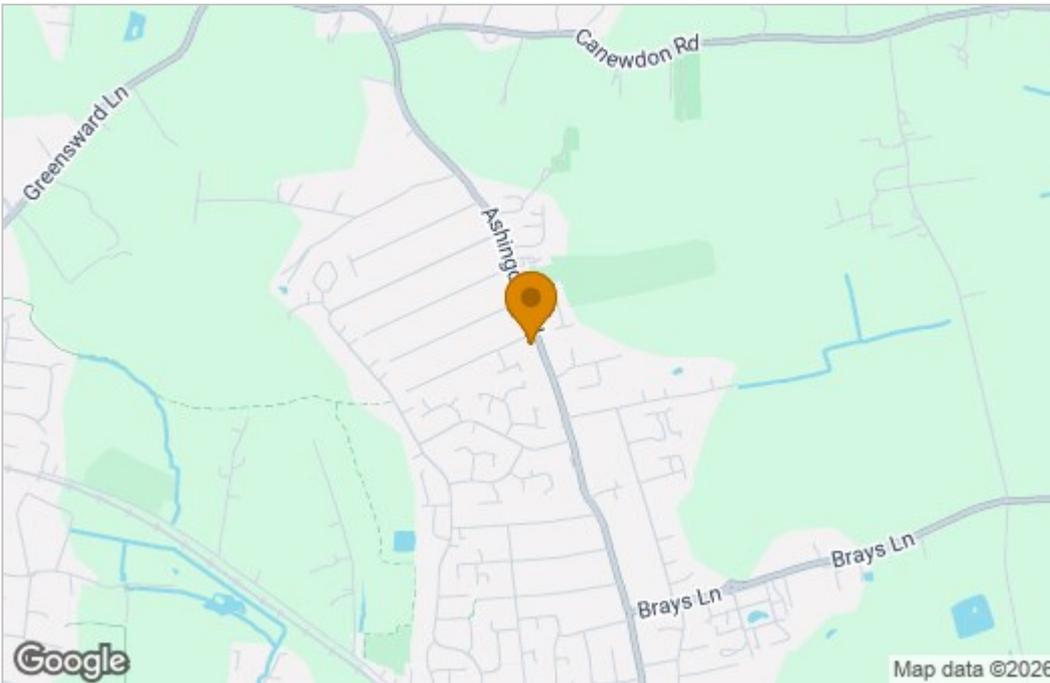
# Floor Plan

GROUND FLOOR

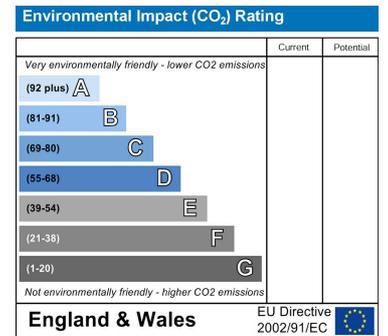
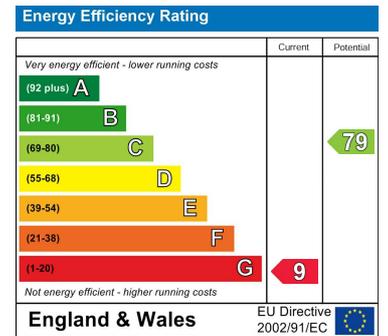


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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