



* £160,000- £190,000 * ALLOCATED PARKING WITH APPROVED PLANS FOR MORE * HALF OF LARGE FRONT GARDEN * NO ONWARD CHAIN * SHORT DRIVE TO ROCHFORD STATION * GREAT LOFT CONVERSION POTENTIAL S.T.P. * This first-floor flat has been redecorated for sale and offers a stylish three-piece bathroom, fitted kitchen with integrated appliances, spacious bedroom with wardrobes that can remain and a bay-fronted reception room. Externally, there is one allocated parking space to the rear and the front share of the front garden (which has plans approved for a dropped curb for additional parking). There are amenities and bus links on the doorstep and a short drive down the road to Rochford Station for commuters. The flat also has huge potential for a loft conversion subject to planning and is available with no onward chain!

- Allocated parking
- Section of front garden with plans approved for additional dropped curb
- Bay-fronted character
- Fitted kitchen with integrated appliances
- No onward chain
- First floor flat
- Spacious bedroom with wardrobes that can remain
- Perfect for first time buyers or investors
- Short drive to Rochford station for commuters
- Amenities and bus links on the doorstep

Ashingdon Road

Rochford

£160,000

Price Guide



Ashingdon Road



Frontage/Parking

One allocated parking space to the rear of the property and a share of the front garden with plans approved for a dropped curb to the front too, which would allow for an additional two parking spaces.

Communal Entrance

Carpeted staircase rising to first floor landing with a doorway leading to the private entrance hall.

Reception Room

13'3 x 11'2

UPVC double glazed bay-fronted windows with fitted blinds, radiator, skirting and carpet.

Kitchen

7'10" x 7'10"

UPVC double glazed window to rear aspect, wall-mounted and base level kitchen units comprising; stainless steel sink and drainer with chrome tap, granite effect laminate worktops and a tiled splashback, four ring burner gas hob with extractor over, integrated oven, integrated fridge/freezer, space for washer/dryer, wood effect flooring.

Bedroom

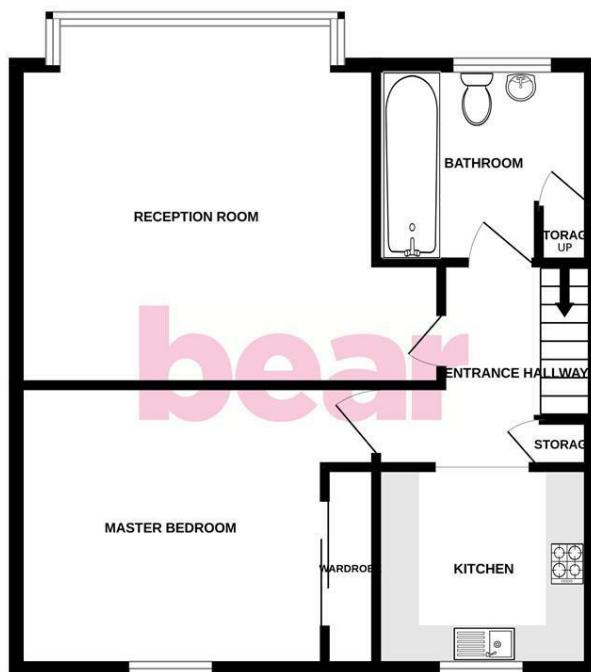
11'8 x 10'6

UPVC double glazed window to rear aspect, wardrobes can remain, radiator, skirting and carpet.



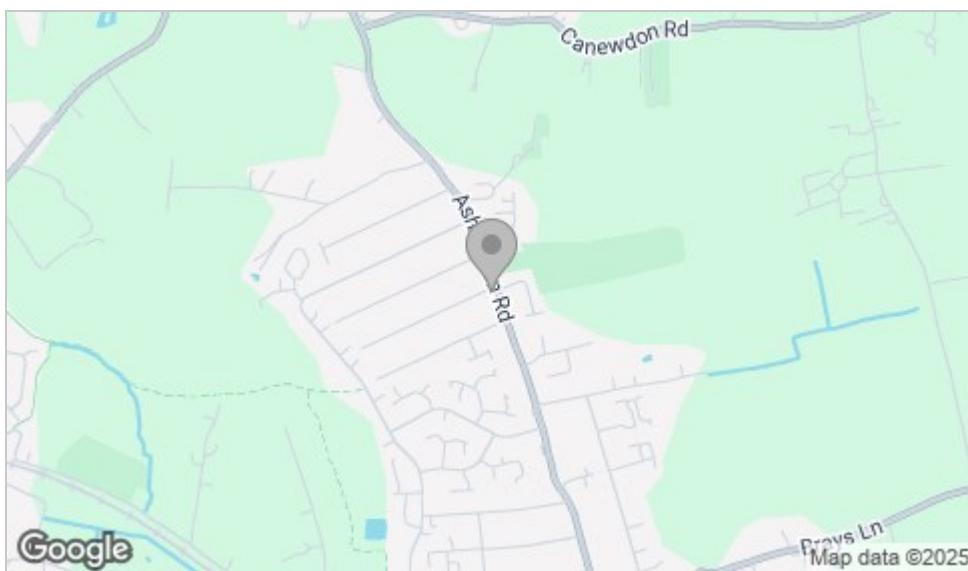
Floor Plan

FIRST 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 misdescription. The services, systems and appliances shown have not been tested and no guarantee as to their current state of efficiency can be given.
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Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	