

# bear

*Estate Agents*



\* No Onward Chain \* Modern two-bedroom ground floor flat offering open plan living, allocated parking, and a convenient Rochford location close to the town centre and transport links.

- No Onward Chain
- Open Plan Kitchen/Living Room
- Built-in Breakfast Table
- Built-in Storage
- Allocated Off-Street Parking Space
- Two Bedroom Ground Floor Flat
- Integrated Appliances
- Two Double Bedrooms
- Three Piece Bathroom
- Double Glazing and Electric Heating

## Roche Close

Rochford

**£195,000**

Offers Over



# Roche Close



This well-presented ground floor flat provides contemporary and low-maintenance living throughout. The property comprises an entrance hall with built-in storage, leading into a stylish open plan kitchen/living room, complete with integrated appliances and a built-in breakfast table. There are two double bedrooms, with the second bedroom also benefiting from built-in storage. A good-sized three-piece bathroom completes the interior. Further benefits include one allocated off-street parking space, double glazing, and electric heating, making this an ideal purchase for first-time buyers, downsizers, or investors.

Situated on Roche Close in Rochford, the property is just minutes from the town centre, offering a variety of amenities, shops, and bus links. Rochford Train Station is also within easy reach, providing convenient travel options. The home falls within the catchment area for Stambridge Primary Academy and Waterman Primary Academy, adding to its appeal for families.

## Two Bedroom Ground Floor Flat

### Entrance Hall

### Kitchen/Living Room

16'7 x 16'2

### Bedroom One

14'2 x 8'0

### Bedroom Two

13'2 x 8'2

### Three Piece Bathroom

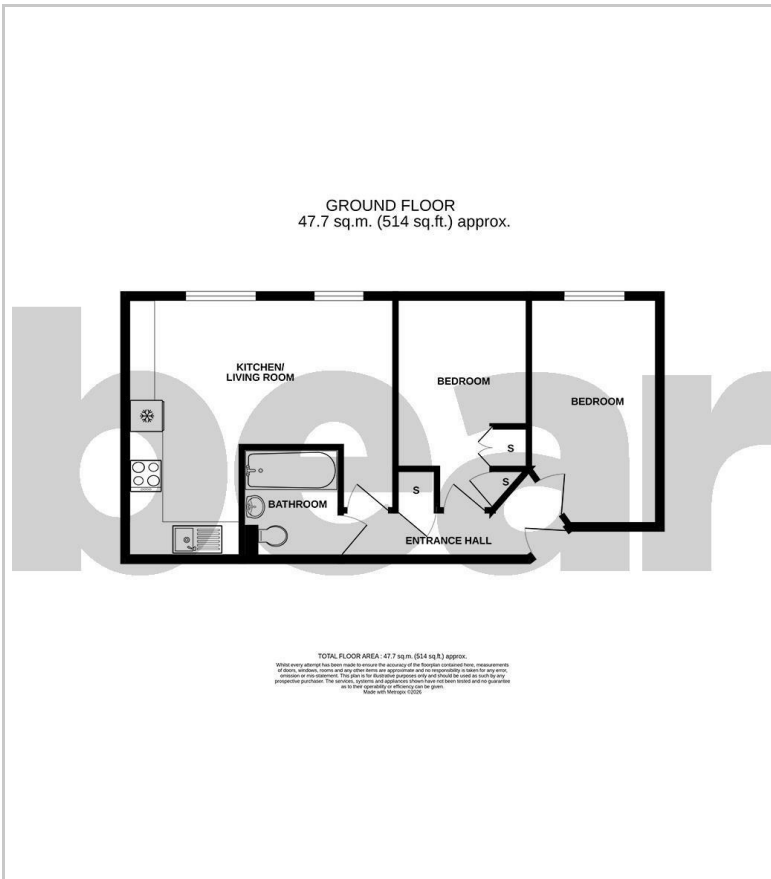
6'11 x 6'1

### One Allocated Off-Street Parking Space





## Floor Plan



## Area Map



## Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

