



FOR SALE

**Central Avenue,
Rochford SS4 3BQ**

Offers In The Region Of £320,000 Freehold Council Tax Band - C

- Semi Detached Bungalow
- Two Spacious Bedrooms
- Large Lounge/Dining Area
- Rear Garden
- Large Garage
- Off Street Parking
- Based On Quiet Road In Ashingdon
- Central To Local Amenities
- Catchment For Several Local Schools
- 5 Minute Journey To Mainline Station

Selling & letting all types of property in Chalkwell, Westcliff, Leigh, Southend and the surrounding areas.

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Description

Charming 2-bedroom semi-detached bungalow nestled in Ashingdon, Rochford. With a perfect blend of modern comfort, this home offers a great living experience. This bungalow offers a large living/dining room with an open style modern fitted kitchen, two great sized bedrooms with plenty of storage space, a refurbished bathroom and a good sized rear garden with access to your garage and parking. This cosy bungalow would be a great property for First Time

Buyers looking to get onto the property ladder or if you are downsizing or looking for a great investment.

Located in Ashingdon, Rochford you are close to a vast amount of local amenities, a short 5 minute drive away from the mainline station which takes you to London Liverpool Street and in catchment to some fantastic schools.

Porch

Double glazed french door leading into porch, carpet flooring, hanging light fixture.

Lounge/Diner

Radiator, carpet flooring, electric fireplace, double glazed window to side aspect, double glazed window to front aspect, hanging light fixture.

Kitchen

Tiled flooring, partially tiled walls double glazed obscure single french door leading to garden, double glazed window to side aspect, base & wall units, rolltop work surfaces incorporating stainless steel sink, 4 point Bosch electric hob with extractor over, integrated oven, spaced for appliances, ceiling mounted light, breakfast bar.

Hallway

Carpet flooring, storage cupboard, hanging light fixture.

Bedroom

Carpet flooring, radiator, double glazed window to rear aspect, built in wardrobes, hanging light fixture.

Bathroom

Tiled flooring, double glazed obscure window to side aspect, tiled walls, hand basin with storage under, W/C, panelled bath with shower system over, heated towel rail.

Bedroom 2

Carpet flooring, radiator, double glazed window to rear aspect, hanging light fixture.

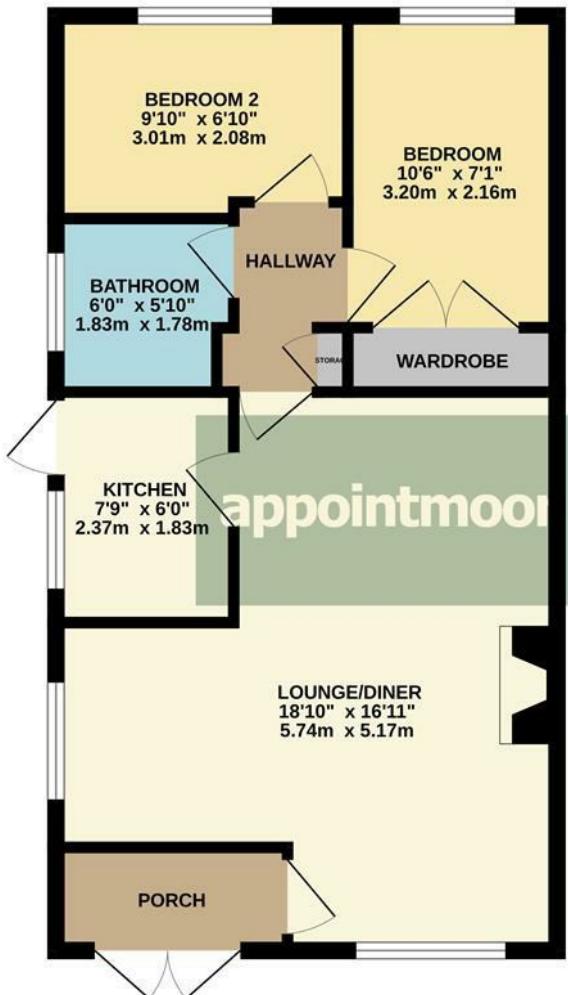
Front of Property

Concrete driveway with space for one vehicle, laid lawn, shrubs and flowerbeds, gated side access, entrance to garage.

Rear Garden

Laid lawn, side access, side entrance to garage.





TOTAL FLOOR AREA: 528 sq.ft. (49.0 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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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	88	

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	65	

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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