



End of Terrace: Rochford

**Guide Price
£450,000**

RAYLEIGH OFFICE

For further information or to arrange
to view this property please call

01268 783377

Four-bedroom end of terrace house located in Rochford, Essex.

DETAILS

Whirledge & Nott are excited to bring this four-bedroom end of terrace house to the market with no onward chain.

LOCATION

The Property is located on sought-after Hall Road in a semi-rural location on the outskirts of Rochford. It is approximately 1.2 miles from Rochford Railway Station, providing a direct link to London Liverpool Street in under one hour. Postcode: SS4 1PH

THE PROPERTY

Ground Floor

- Kitchen/Diner - 6.2m x 4.8m built-in oven, UPVC double doors to garden, underfloor heating

- Utility Room - 2.1m x 2.7m stainless steel sink, cupboards, boiler
- Lounge - 2.9m x 4.6m
- Downstairs W/C

First Floor

- Master Bedroom - 3.4m x 2.8m built-in cupboard
- Bedroom - 2.7m x 2.1m
- Bedroom - 2.4m x 2.3m
- Bedroom - 2.2m x 3.2m
- Bathroom

The property benefits from UPVC windows and gas central heating.

OUTSIDE

The property has a spacious garden predominantly laid to lawn and ample private parking.

LEGAL

NOTICE

Whirlledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirlledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirlledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

SERVICES

We understand that mains water, drainage and electricity are connected. There is gas central heating.

COUNCIL TAX BAND

The property is assessed as Council Tax Band C.

EPC

The property is classed as Band C.

**Whirledge
&Nott**

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