



Chelmsford Road, Rawreth

£550,000

- Attractive Cottage Style Property with Rear garden approaching 170' with Outbuildings
- Lounge 13'11 x 12'9
- Utility Room 6'7 x 5'5
- Conservatory 11'11 x 10'6
- Driveway & Additional Parking
- Great Potential to Extend (Subject to Planning)
- Kitchen 15'11 x 8'
- Ground Floor Bathroom & WC
- 2 First Floor Bedrooms
- Rochford Council Tax Band C

An ATTRACTIVE TWO BEDROOM SEMI-DETACHED COTTAGE with GREAT POTENTIAL to EXTEND (Subject to Planning). LARGE REAR GARDEN WITH WORKSHOP & SUMMERHOUSE, DETACHED GARAGE & DRIVEWAY. SEMI-RURAL LOCATION. Situated in a rural location with large garden backing onto open farmland is this 2 bedroom semi-detached property dating back to the 1920's benefitting from accommodation including lounge 13'11 x 12'9, kitchen 15'11 x 8', conservatory 11'11 x 10'6, utility room 6'7 x 5'5, ground floor bathroom and cloakroom, 2 first floor bedrooms (with potential for 3) and en-suite. The property's specification includes double glazed windows and gas fired radiator heating (untested) large rear garden approaching 170ft with outbuildings, detached garage, driveway to front and additional parking. Rochford Council Band C. EPC Rating E.



Council Tax Band: C



Double glazed door to:

ENTRANCE PORCH

Double glazed window to side. Radiator (untested). Oak finish to floor. Door to:

ENTRANCE HALL

Alarm system (untested). Stairs to first floor.

GROUND FLOOR BATHROOM

10'8 x 5'2

Double glazed window to side with roller blind. Four piece suite comprising of low level WC, vanity wash hand basin, bidet and panel enclosed bath unit with shower (untested). Extensive tiling to walls and floor. Heated chrome towel rail (untested).

LOUNGE

13'11 x 12'9

Double glazed window to front. Multi fuel burner. Radiator (untested). Storage cupboard. Wood finish to floor.

KITCHEN

15'11 x 8'

Double glazed window to rear. Range of base and wall mounted units providing drawer and cupboard space with Granite work top surface extending to incorporate inset sink unit with cupboard beneath. Mixer tap with filtered drinking water (untested). Rayburn (untested). Space for appliances. Tiling to splashback. Radiator (untested). Electric blinds to window and doors. Stable door to utility room. Double glazed door to

CONSERVATORY

11'11 x 10'6

Double glazed windows to rear. Double glazed French doors to side. Two radiators (untested). Tiling to floor. Blinds to remain.

UTILITY ROOM

6'7 x 5'5

Double glazed window to side with roller blind and double glazed door to rear garden. Additional base and wall mounted units with Granite worktops incorporating ceramic Butler sink unit with 2 and a half bowls. Tiling to floor and splashback. Hard water salt filtration. Ceiling fan and smoke alarm (both untested). Loft access via ladder. Door to:

GROUND FLOOR CLOAKROOM

Double glazed opaque window to rear with roller blind. High level flush WC and wash hand basin. Radiator (untested). Tiling to floor and walls. Extractor fan (untested).

FIRST FLOOR LANDING

Double glazed window to side. Radiator (untested). Access to loft which we have been advised is boarded and insulated with a ladder attached.

BEDROOM ONE

12'10 x 10'

Double glazed window to front. Two radiators (untested). Vanity wash hand basin and shower



cubicle with glass door. Steps to door leading to:

EN-SUITE

Low level WC, Extractor fan incorporated with light (untested).

BEDROOM TWO

13'7 x 12'2

Two double glazed windows to rear. Built in wardrobe cupboards, with one housing water tank. Radiator (untested). Ceiling fan (untested). This room could be made into 2 bedrooms.

LARGE REAR GARDEN

approaching 170ft

Backing onto farmland and commencing with patio seating area with remainder laid to lawn. Raised sleeper vegetable beds. Blossom trees. Fencing to boundaries. Shed to rear. Water butts to remain. External lighting, tap and power points (untested).

WORKSHOP

Two windows and double doors to side. Alarm system (untested). Power and lighting (untested). Seating area with pergola.

SUMMERHOUSE

Two windows and door to side. Storage space. Alarm system (untested). Power and lighting (untested).

DRIVEWAY TO FRONT

The property benefits from driveway to front providing ample off street parking with well maintained borders and gates. External power point (untested).

ADDITIONAL PARKING

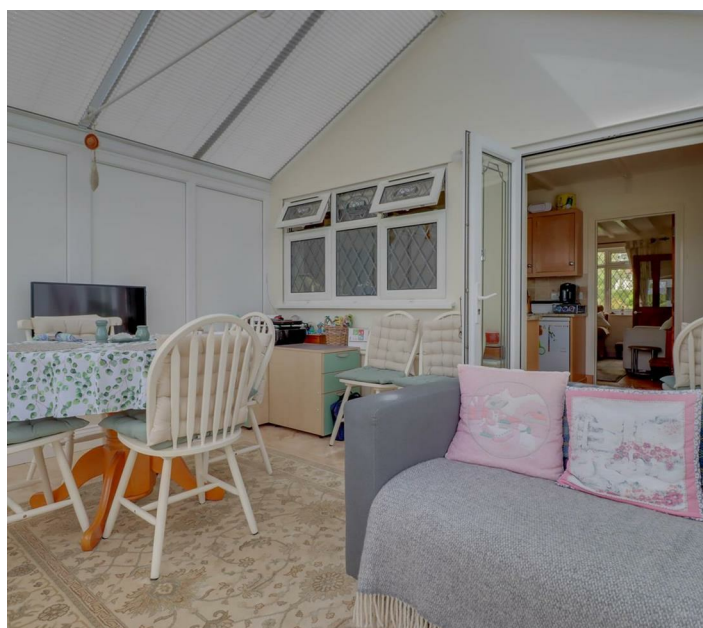
Double Oak gates to additional parking space.

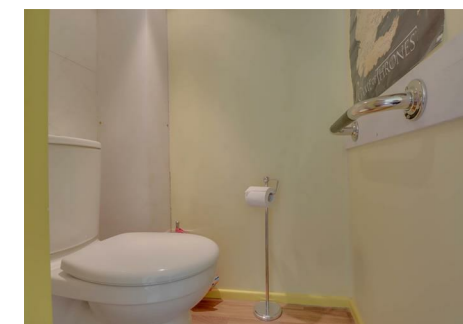
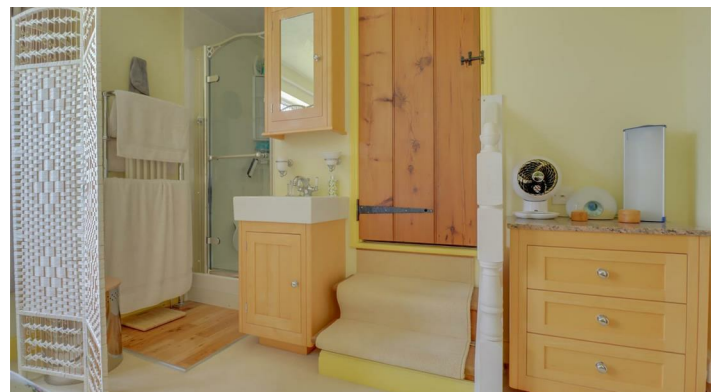
DETACHED GARAGE

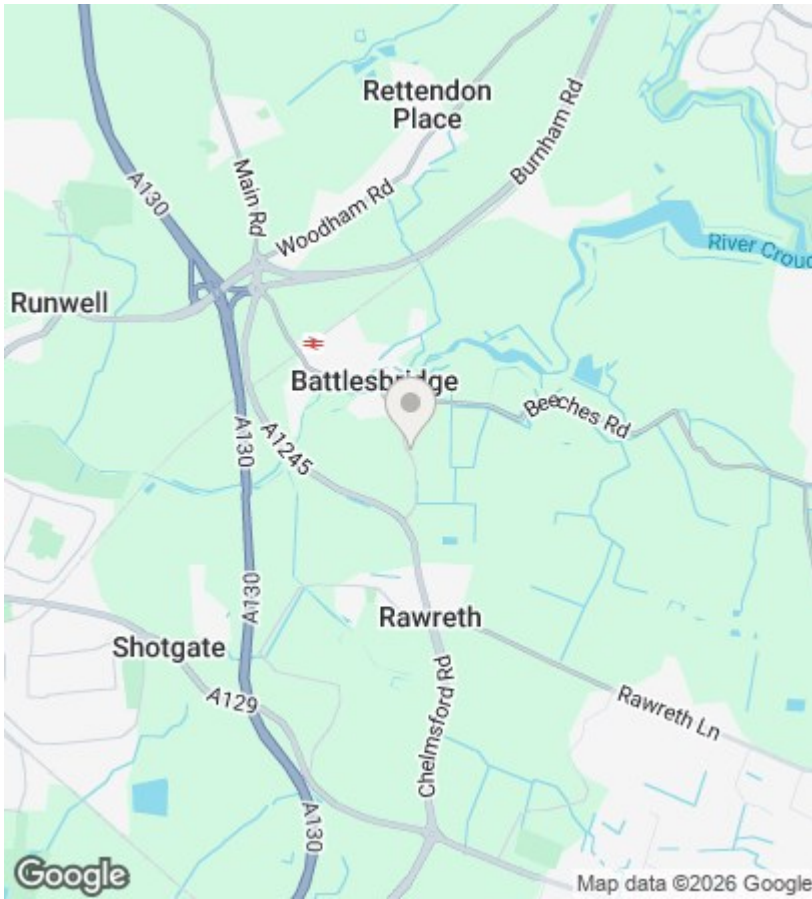
Double doors to front. WC and kitchen area with Butler sink. Alarm system (untested). Power and lighting (untested).

AGENTS NOTE

We have been advised by the vendor that all radiators are TRV and the towel rails work on gravity.







EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

