

HUNT ROCHE

The Estate Agent



Asking Price: £280,000

14 Adams Glade, Rochford, Essex, SS4 3LA



Nestled in the peaceful cul-de-sac of Adams Glade is this delightful TWO BEROOM HOME which offers the perfect blend of convenience and tranquillity. Within easy walking distance are popular schools—including Holt Farm Infant & Junior schools, along with a supermarket and local shopping facilities. For commuters, both Hockley and Rochford railway stations are within approximately 1.4 miles. With such amenities on your doorstep, this property is ideal for first-time buyers, or those looking for a low-maintenance home with excellent access to local essentials.

Entrance via:

Obscure uPVC double glazed entrance door providing access to;

Porch:

5'10" x 2'9" (1.78m x 0.84m)

Obscure uPVC double glazed window to side aspect. Wall mounted 'Valliant' boiler. Tiled flooring. Textured ceiling. Obscure glazed door to;

Living Room / Diner:

Overall measurement 20'10" (6.35) (max) x 15'3" (4.65) (max)

Living Room Area:

15'3" (4.65) (incl stairs) x 10'7" (3.23)

Double glazed window to front aspect. Turned staircase rising to first floor accommodation with storage recess under. Door to good size storage cupboard. Laminate wood effect flooring. Radiator. Textured ceiling.

Dining Area:

10'2" x 7'7" (3.1m x 2.3m)

Double glazed window to rear with uPVC double glazed door providing access to the SOUTH facing rear Garden. Laminate wood effect flooring. Radiator. Textured ceiling. Door to;

Kitchen:

9'6" x 7'2" (2.9m x 2.18m)

Double glazed window to rear aspect. The Kitchen is fitted with a range of eye and base level units with rolled edge working surfaces over inset with stainless steel single drainer sink unit with mixer tap over. Splashback tiling. Under counter recess housing washing machine (to remain). Freestanding oven (to remain). Upright fridge/freezer (to remain). Laminate wood effect flooring. Radiator. Textured ceiling.

The First Floor comprises

Landing:

6'2" x 2'11" (1.88m x 0.9m)

Doors to all first floor rooms. Textured ceiling with access to loft space.

Main Bedroom:

11'10" (3.6) (incl wardrobes) x 10'1" (3.07)

(some restricted head height) Double glazed window to front aspect. The bedroom is fitted with a range of 'six door' wardrobes with 'pull out' storage racks under. Door to large walk in storage cupboard/wardrobes. Radiator. Textured ceiling.

Bedroom Two:

9'11" x 8'5" (3.02m x 2.57m)

(some restricted head height) Large double glazed skylight window to rear aspect. Radiator. Textured ceiling.

Bathroom:

6'8" x 6'7" (2.03m x 2m)

(some restricted head height) Obscure double glazed skylight window to rear aspect. The white three piece suite comprises panelled enclosed bath with wall mounted electric shower over, dual flush WC and pedestal wash hand basin. Radiator. Partly tiled walls. Textured ceiling.

To the Outside of the Property:

The SOUTH FACING rear garden is approached via the Living Room/Dining area and commences with hard standing patio seating area. The rear section of the garden is gravelled. Fencing to boundaries.

Garage; Up and over door.

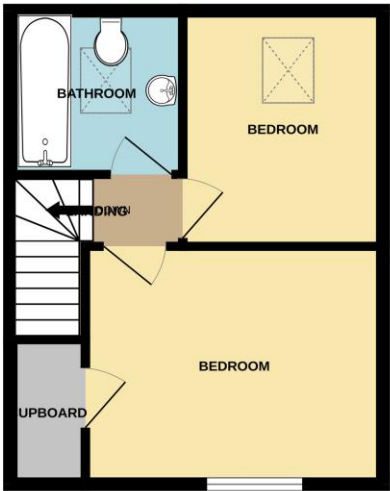
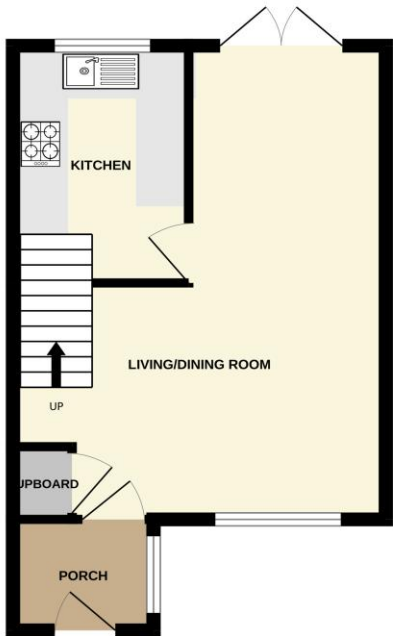
Council Tax Band C

PRELIMINARY DETAILS - AWAITING VERIFICATION

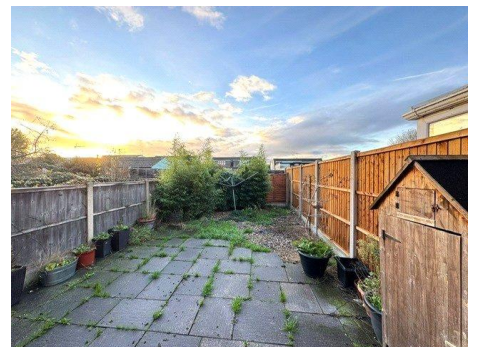
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

GROUND FLOOR

1ST 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 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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