



HAIR & SON
THE ESTATE OFFICE

Weir Pond Road

Rochford

- Two double bedrooms
- Period Beams and open fireplace
- Historic character listed cottage
- Permit Parking available

Guide Price £300,000

Charming listed period cottage with all its original features enjoying a south backing cottage garden and gas central heating. Ground floor bathroom and two bedrooms to the first floor. Nicely presented with an open fireplace to the living area and located in the heart of the pretty historic town of Rochford. Permit parking available.





LIVING ROOM

21' 4" x 12' 0" (6.5m x 3.66m)

KITCHEN

12' 0" x 9' 8" (3.66m x 2.95m)

BATHROOM

8' 0" x 5' 6" (2.44m x 1.68m)

LANDING

BEDROOM ONE

11' 0" x 10' 10" (3.35m x 3.3m)

BEDROOM TWO

9' 9" x 9' 6" (2.97m x 2.9m)

GARDEN





AGENTS NOTES

Nestling in the heart of this historic town of Rochford with easy access to local shops and bus routes can be found this charming two bedroomed listed cottage with a wealth of original character features, beamed ceilings and an open fireplace.

The ground floor accommodation features an open plan cosy living room with ample space to one end for a dining room table. A doorway leads directly onto the kitchen fitted to three walls with a further door to a small lobby area giving access to the modern sympathetically replaced bathroom.

The first floor offers two bedrooms the main room with built in wardrobes..

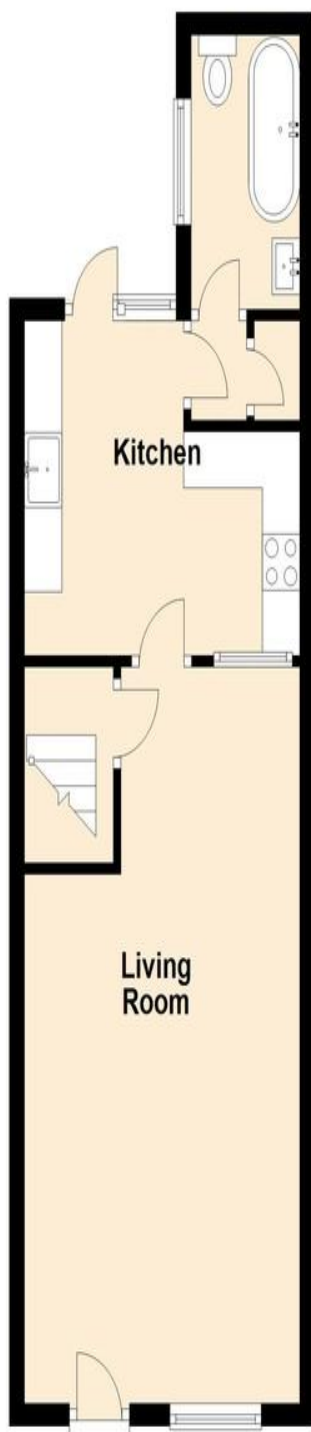
There is an outside storage area which also houses the Vaillant combination boiler serving the hot water and gas central heating.

Very pretty south backing garden, beautifully tended with flowers and shrubs and a central pathway meandering down to the large seating and patio area at the bottom.

PERMIT PARKING IS AVAILABLE.

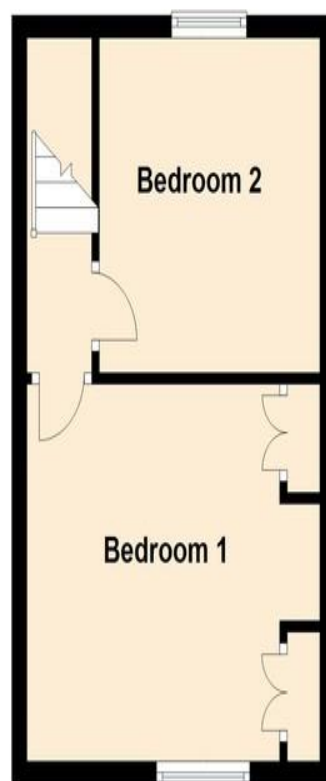
Ground Floor

Approx. 38.9 sq. metres (419.1 sq. feet)



First Floor

Approx. 25.1 sq. metres (269.9 sq. feet)



Total area: approx. 64.0 sq. metres (689.0 sq. feet)

Regulated by RICS

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