



**Rochester Avenue, Feltham, TW13 4EH**  
**Offers Over £310,000**

ANOTHER SALE BY STAMFORDS! Offered for sale with no onward chain is this two bedroom end-of-terrace house situated on this ever popular residential location with easy access to Feltham Town Centre and mainline station (fast line to Waterloo). The accommodation comprises two separate reception rooms, kitchen, lean to, on the first floor bedroom one with access to dressing room/nursery, bedroom two and family bathroom. The property benefits from driveway with off street parking for at least two cars with side space with possible potential to extend and rear garden. The property is in need of modernisation throughout. Ideal first time buy or an investment opportunity.

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**Entrance Hallway**

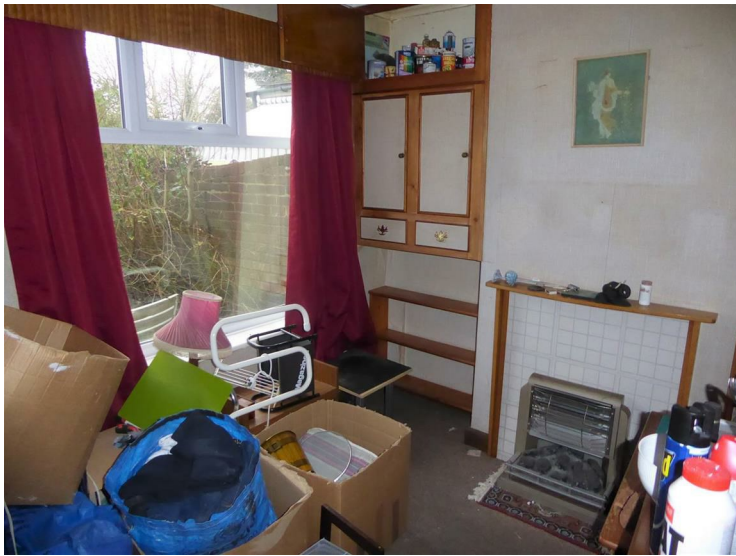
Stairs to first floor and doors to rooms.

**Reception One**



Front aspect double glazed window, gas fire with surround (not being used).

**Reception Two**



Rear aspect double glazed window, cupboard into recess.

**Kitchen**



Sink with cupboard below, space for cooker, through to...

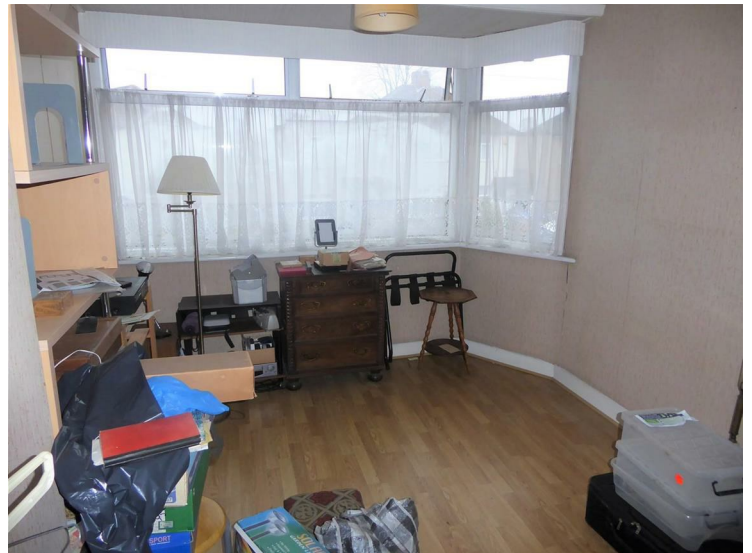
**Lean To**

Double glazed door to garden, rear aspect double glazed window.

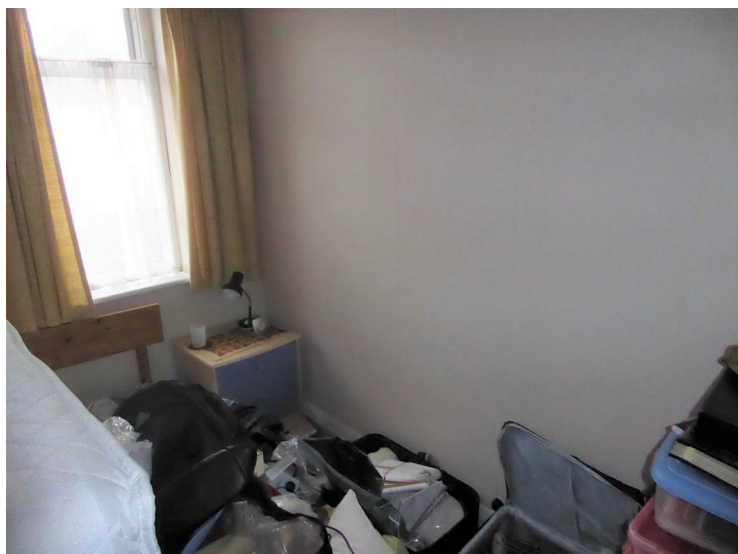
**First Floor Landing**

Access to loft and doors to rooms.

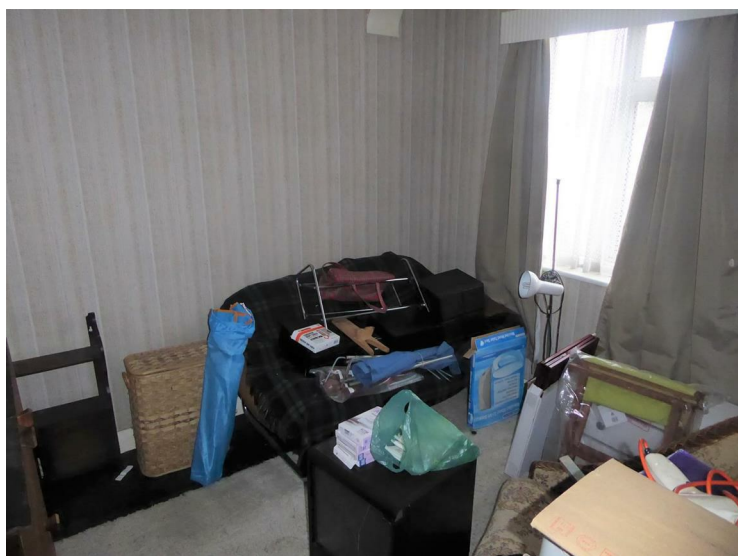
**Bedroom One**



Front aspect double glazed window, door to...

**Dressing Room/Nursery**

Front aspect double glazed window.

**Bedroom Two**

Rear aspect double glazed window, storage cupboard.

**Bathroom**

White suite comprising panel enclosed bath, wash hand basin, low level w.c, part tiled walls, rear aspect double glazed window.

**Rear Garden**



Paved patio area, rest laid to lawn area with shrub borders, timber shed, side access.

**Front**

Own driveway with off street parking for two cars and laid to lawn area.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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