

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Oxford Road, Rochford, SS4 1TG Offers In Excess Of £360,000

Horizon Estate Agents are pleased to bring to market this spacious, well-maintained two/three bedroom detached bungalow. The property comprises of a 20'5 x 14'0 lounge, a kitchen with integrated appliances, a shower room and 19'5 x 10'4 conservatory. Further benefits include a low-maintenance approximately 100ft rear garden, a paved driveway with off-street parking for up to five cars and a garage. Located within close proximity of local schools, transport links, shops and amenities. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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Hallway

Obscured double glazed composite entry door, radiator, loft hatch, carpeted, textured ceiling.

Lounge

20'5 x 14'0 (6.22m x 4.27m)

Double glazed window to front aspect, obscured double glazed window to side aspect, electric fireplace, radiator, power points, carpeted, textured ceiling.

Kitchen

11'10 x 8'9 (3.61m x 2.67m)

Range of eye and base level units with work surfaces over, stainless steel sink and drainer unit with mixer tap, 4 ring gas hob with extractor hood over, integrated fridge freezer, integrated washing machine, double glazed window to side aspect, obscured double glazed door to side aspect, power points, tiled floor, partly tiled walls, textured ceiling.

Bedroom Two

8'7 x 7'0 (2.62m x 2.13m)

Double glazed window to side aspect, radiator, power points, carpeted, textured ceiling.

Shower Room

Three piece suite comprising of a walk-in shower unit, pedestal wash hand basin, low level W.C, obscured double glazed window to side aspect, storage cupboard, radiator, tiled walls, carpeted, textured ceiling.

Bedroom One

13'1 x 9'0 (3.99m x 2.74m)

Double glazed window to rear aspect, fitted wardrobes, radiator, power points., carpeted, textured ceiling.

Bedroom Three/Dining Room

9'9 x 9'8 (2.97m x 2.95m)

Double glazed sliding doors to conservatory, radiator, power points, carpeted, textured ceiling.

Conservatory

19'5 x 10'4 (5.92m x 3.15m)

Double glazed sliding doors to rear garden, double glazed windows to side and rear aspect, radiator, power points, tiled flooring.

Rear Garden

Approx 100ft rear garden, paved patio seating area, paved pathway surrounded by gravel stones leading to a further paved patio seating area. Flower and shrub borders. Side access to the front of the property. Rear access to the garage.

Front of the Property

Paved driveway with parking for up to 5 cars. Garage with up and over door.

Additional Information

Tenure: Freehold

Council: Rochford District Council

Tax Band: E

Agents note

We recommend our customers use our panel of Conveyancers. It is your decision whether you choose to deal with our panel of Conveyancers but you are under no obligation to do so. You should know that we would receive a referral fee of £150 per transaction from them for recommending you to them.

Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.



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GROUND FLOOR
1046 sq.ft. (97.2 sq.m.) approx.



TOTAL FLOOR AREA: 1046 sq.ft. (97.2 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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