

# 01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Ashington Road, Rochford, SS4 3BS Offers In Excess Of £400,000

Horizon Estate Agents are pleased to bring to market this spacious and well maintained, four bedroom end of terrace family home. The property comprises of two bathrooms, a lounge, dining room, four good-sized bedrooms and a large kitchen. Further benefits include a rear garden with decking seating area and summerhouse and a driveway providing off-street parking for approximately 10 vehicles. 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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### **Porch**

UPVC double glazed entry door, UPVC double glazed windows to front and side aspects, power points, wood effect flooring, coved smooth plastered ceiling, further wooden door leading to:

### **Hallway**

Under stairs storage cupboard, radiator, power points, carpeted, smooth plastered ceiling.

### **Ground Floor Bedroom**

10'10 x 7'7 (3.30m x 2.31m)

UPVC double glazed window to front aspect, radiator, power points, carpeted, coved smooth plastered ceiling.

### **Lounge**

14'10 x 11'0 (4.52m x 3.35m)

UPVC double glazed bay window to front aspect, radiator, power points, carpeted, coved smooth plastered ceiling.

### **Dining Room**

11'6 x 11'0 (3.51m x 3.35m)

UPVC double glazed French Doors to rear garden, radiator, power points, carpeted, coved smooth plastered ceiling.

### **Shower Room**

Three piece suite comprising of a shower unit, pedestal wash hand basin, low level W.C, obscured UPVC double glazed window to rear aspect, heated towel rail, tiled flooring, smooth plastered ceiling.

### **Kitchen**

19'5 x 7'7 (5.92m x 2.31m)

Range of eye and base level units with work surfaces over, composite sink drainer unit, 6 ring gas cooker with extractor hood over, washing machine, dishwasher, fridge freezer, UPVC double glazed windows to side and rear aspects, power points, tiled flooring, smooth plastered ceiling.

### **Landing**

UPVC double glazed window to side aspect, loft hatch, radiator, power points, carpeted, textured ceiling.

### **Bathroom**

Three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level W.C, obscured UPVC double glazed window to rear aspect, heated towel rail, tiled walls, wood effect flooring, smooth plastered ceiling.

### **Bedroom**

11'10 x 9'5 (3.61m x 2.87m)

UPVC double glazed window to rear aspect, fitted wardrobes, storage cupboard housing the boiler, radiator, power points, carpeted, textured ceiling.

### **Bedroom**

14'2 x 10'1 (4.32m x 3.07m)

UPVC double glazed bay window to front aspect, radiator, power points, carpeted, coved textured ceiling.

### **Bedroom**

7'7 x 7'1 (2.31m x 2.16m)

UPVC double glazed window to front aspect, radiator, power points, carpeted, coved textured ceiling.

### **Rear Garden**

Decking seating area, laid to lawn with flower and shrub borders, access to summer house with power points, side access to front of property.

### **Front of the Property**

Driveway providing off-street parking for approximately 10 vehicles.

### **Additional Information**

Tenure: Freehold

Council: Rochford District Council

Tax Band: C

### **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.

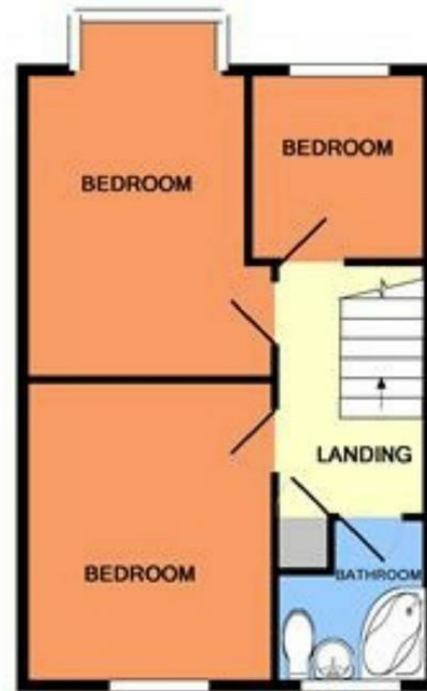


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TOTAL APPROX. FLOOR AREA 1062 SQ.FT. (98.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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