

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Leicester Avenue, Rochford, SS4 1JL
£299,950

PUBLIC NOTICE - 36 Leicester Avenue, Rochford, SS4 1JL - We are in receipt of an offer of £287,000 subject to contract for this property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.

Horizon Estate Agents are delighted to bring to market this spacious two bedroom semi-detached bungalow. The property comprises of two double bedrooms, a large lounge diner, bathroom, fitted kitchen and lean-to. Further benefits include a good-sized rear garden with patio area and a driveway providing ample off-street parking. Located within close proximity of Southend Airport, local transport links and local shops. Offered with NO ONWARD CHAIN. Internal viewing is essential.

sales@horizonstates.co.uk
horizonstates.co.uk



Hallway

Composite entry door, storage cupboard, textured ceiling.

Bedroom

11'2 x 8'0 (3.40m x 2.44m)

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

Bedroom

8'6 x 10'7 (2.59m x 3.23m)

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

Bathroom

Three piece suite comprising of a panelled bath, pedestal wash hand basin, low level W.C, obscured UPVC double glazed window to side aspect, partly tiled walls, laminate flooring, textured ceiling.

Lounge/Diner

11'4 x 17'45 (3.45m x 5.18m)

UPVC double glazed windows to rear aspect, radiator, power points, carpeted, textured ceiling.

Kitchen

8'2 x 8'7 (2.49m x 2.62m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, four ring electric cooker, UPVC double glazed window to rear aspect, single glazed door to lean-to, power points, laminate flooring, textured ceiling.

Lean-To

Space and plumbing for washing machine, single glazed windows to side and rear aspects, single glazed door to rear garden.

Rear Garden

Mainly laid to lawn with flower and shrub borders, shed, patio seating area, greenhouse, side access to the front of the property.

Front of Property

Driveway providing ample off-street parking.

Additional Information

Tenure: Freehold

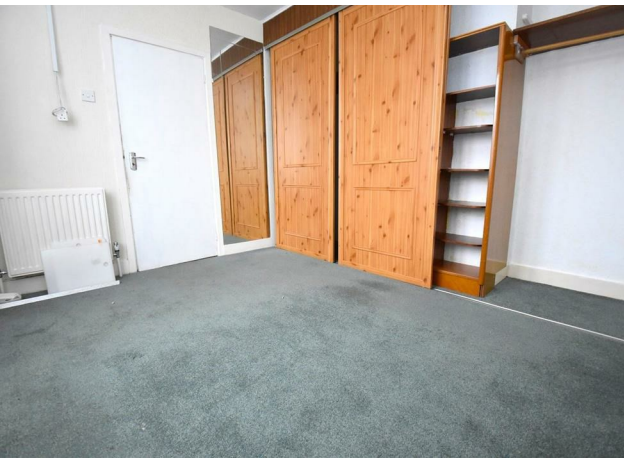
Council: Rochford District Council

Tax Band: C

Agents Notes

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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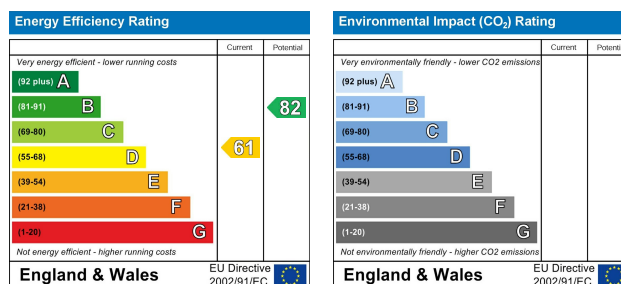
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GROUND FLOOR



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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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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