

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

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Oxford Road, Ashingdon, SS4 1TF Offers Over £395,000

Horizon Estate Agents are pleased to offer to market this modern and well maintained three bedroom semi-detached bungalow. The property comprises of a modern fitted kitchen, shower room, lounge, dining room, sitting room, newly built conservatory and three good-sized bedrooms. Further benefits include a rear garden with two patio seating areas, a paved driveway to the front of the property providing ample off-street parking and a garage providing additional storage space. Located within close proximity to local schools, shops and transport links. Internal viewing is essential.

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Entrance Hallway

Obscured UPVC double glazed composite entry door, loft hatch, radiator, wood effect flooring, smooth plastered ceiling.

Bedroom One

12'0 x 11'0 (3.66m x 3.35m)

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

Shower Room

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

Bedroom Two

11'3 x 10'9 (3.43m x 3.28m)

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

Bedroom Three

9'3 x 7'9 (2.82m x 2.36m)

UPVC double glazed window to side aspect, storage cupboards, radiator, power points, carpeted, smooth plastered ceiling.

Kitchen

9'3 x 7'9 (2.82m x 2.36m)

Range of eye and base level units with work surfaces over, composite sink drainer unit, integrated oven, four ring electric hob with extractor hood, integrated dishwasher, integrated washing machine, space for fridge freezer, UPVC double glazed window to side aspect, power points, wood effect flooring, smooth plastered ceiling.

Sitting Room

9'9 x 7'8 (2.97m x 2.34m)

Obscured UPVC double glazed door to side, obscured UPVC double glazed window to side aspect, UPVC double glazed French doors to conservatory, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

Dining Room

9'9 x 9'6 (2.97m x 2.90m)

Double glazed Bi-fold doors to rear garden, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

Lounge

14'7 x 10'9 (4.45m x 3.28m)

Log burner, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

Conservatory

11'3 x 7'11 (3.43m x 2.41m)

UPVC double glazed French doors to rear garden, UPVC double glazed window to side and rear aspects, obscured UPVC doors to side, wood effect flooring.

Rear Garden

Paved patio seating area, laid to lawn with flower and shrub borders, further paved patio seating area, x2 sheds with power, access to garage, side access to the front of the property.

Garage

Up and over door, power points.

Front of Property

Paved driveway providing ample off-street parking.

Additional Information

Tenure: Freehold

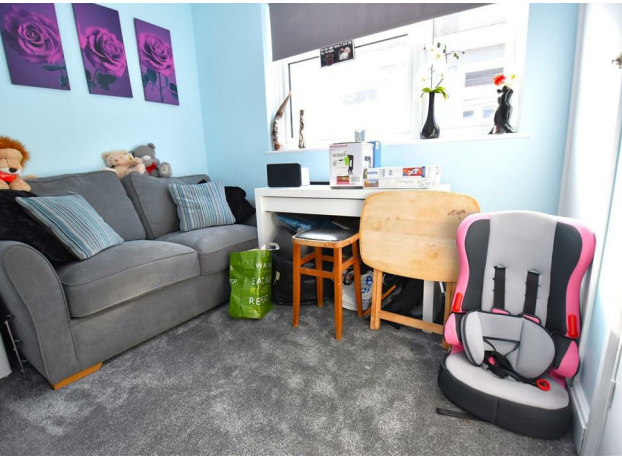
Council: Rochford District Council

Tax Band: D

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



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		58	
(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			84
(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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