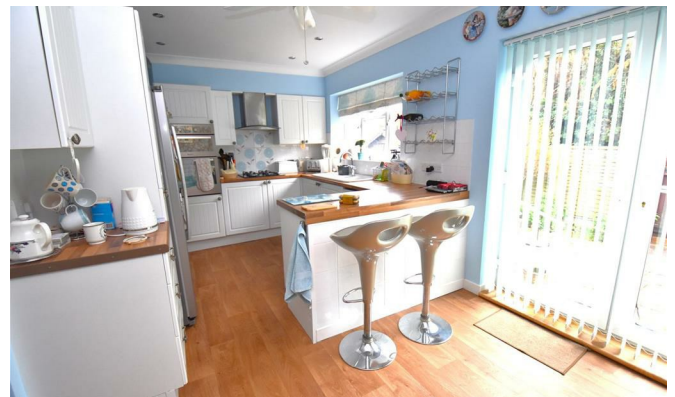


01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Russell Grove, Rochford, SS4 1DU
£315,000

Horizon Estate Agents are pleased to offer to market this spacious and well maintained three bedroom terraced family home. The property comprises of three good-sized bedrooms, a shower room, ground floor W.C., 16'9 x 11'10 lounge, dining room, fitted kitchen and utility area. Further benefits included a paved courtyard style garden and a single garage with parking space in front. Located within close proximity of local schools, shops and transport links. Internal viewing is essential.

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



Entrance Hallway

Composite obscured double glazed entry door, obscured double glazed window to front aspect, radiator, power points, storage cupboard, laminate flooring, textured ceiling.

W.C.

Two piece suite comprising of a low level W.C, vanity wash hand basin, radiator, laminate flooring, coved smooth plastered ceiling.

Lounge

16'9 x 11'10 (5.11m x 3.61m)

Double glazed window to front aspect, radiator, power points, electric feature fireplace, carpeted, coved smooth plastered ceiling, obscured glazed doors leading to:

Dining Room

11'10 x 7'7 (3.61m x 2.31m)

Power points, laminate flooring, coved smooth plastered ceiling, opening leading to:

Kitchen

17'6 x 9'5 (5.33m x 2.87m)

Range of eye and base level units with work surfaces over, integrated oven, four ring gas hob with extractor hood over, ceramic sink drainer unit, space and plumbing dishwasher, space for fridge freezer, double glazed French doors to rear garden, double glazed window to rear aspect, power points, radiator, laminate flooring, coved smooth plastered ceiling, opening to:

Utility Area

5'4 x 5'3 (1.63m x 1.60m)

Space and plumbing for dishwasher, space for tumble dryer, range of eye and base level units with work surfaces over, power points, laminate flooring, coved smooth plastered ceiling

First Floor Landing

Loft hatch, airing cupboard, power points, carpeted, coved smooth plastered ceiling.

Shower Room

Three piece suite comprising of a walk-in shower unit, vanity wash hand basin, low level W.C, obscured double glazed window to rear aspect, tiled walls, laminate flooring, coved smooth plastered ceiling.

Bedroom

12'9 x 9'9 (3.89m x 2.97m)

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

Bedroom

13'0 x 9'9 (3.96m x 2.97m)

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

Bedroom

8'4 x 7'7 (2.54m x 2.31m)

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

Rear Garden

Fully paved rear garden, gate providing rear access to garage and parking space.

Front of Property

Paved patio area.

Garage & Parking

Single garage with parking space in front.

Additional Information

Tenure: Freehold

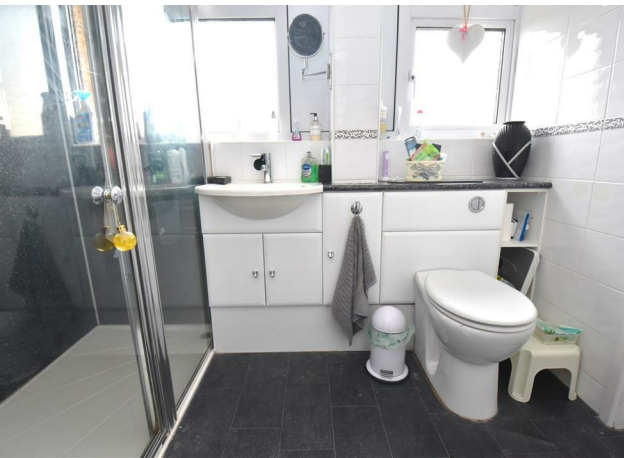
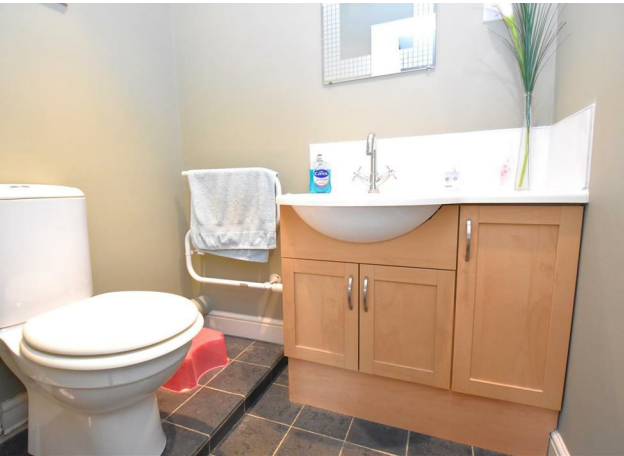
Council: Rochford District Council

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.



01702 411 000

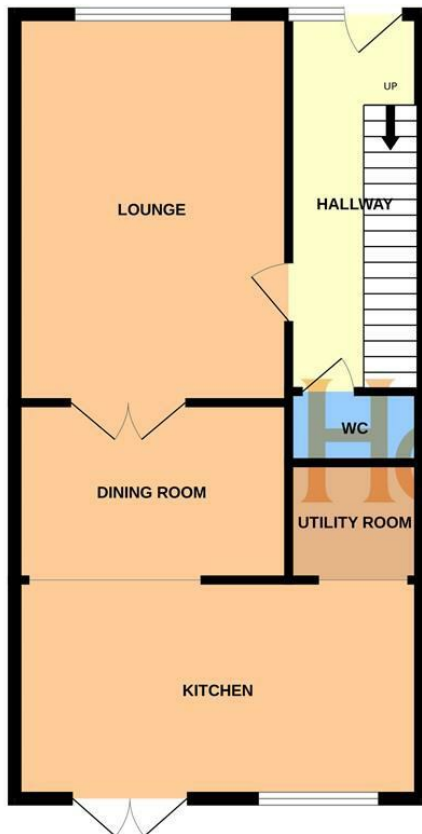
42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts

GROUND FLOOR

1ST 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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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.

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

