

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Princess Gardens, Rochford, SS4 3BJ
£430,000

Horizon Estate Agents are delighted to offer to market this newly refurbished three bedroom semi detached bungalow. The property comprises of three double bedrooms with an en-suite to bedroom one, a newly fitted bathroom and a modern open plan lounge/kitchen/diner. Close proximity to local schools, transport links and shops. Offered with no onward chain. Internal viewing is essential.

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Entrance

Upvc entrance door to:-

Hallway

Radiators, built in cupboard housing central heating boiler, smooth plaster ceiling, doors off to

Family Room/Kitchen

20'4 x 18'5 (6.20m x 5.61m)

Double glazing Bi-folding doors to rear aspect leading to rear garden, radiator, power points, smooth plaster ceiling with inset downlights. A range of fitted eye and base level units and work surfaces over, integrated appliances including Oven, Four ring electric hob with extractor fan over. Inset one and a half bowl sink unit with mixer tap,

Bedroom One

12'8 x 9'10 (3.86m x 3.00m)

Double glazed window to side aspect, radiator, power points, smooth plaster ceiling, door to:-

En-suite

Comprising enclosed shower cubicle with built in shower, vanity wash hand basin, with cupboard under and mixer tap, close coupled W.C, chrome heated towel rail, smooth plaster ceiling with inset downlights,

Bedroom Two

13'1 x 11'4 (3.99m x 3.45m)

Double glazed window to front aspect, radiator, power points, smooth plaster ceiling, built in wardrobe.

Bedroom Three

9'2 x 9' (2.79m x 2.74m)

Double glazed window to front aspect, radiator, power points, smooth plaster ceiling

Bathroom

Comprising panelled bath with built in shower over, fitted shower screen, vanity wash hand basin with cupboard under and mixer tap, close coupled W.C, tiled walls and flooring, chrome heated towel rail, extractor fan, obscured double glazed window to side aspect, smooth plaster ceiling with inset downlights.

Rear garden

Commencing block paved patio area, remainder laid to lawn with fencing to boundaries,

Garage

Power and light with up and over door

Front of property

Block paved, providing off street parking for several vehicles.

Additional information

Tenure: Freehold

Council: Rochford District Council

Tax Band: To be confirmed

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 FLOOR AREA : 948 sq.ft. (88.1 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			
(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.

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