

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Brook Close, Rochford, SS4 1HN
Guide Price £350,000

GUIDE PRICE £350,000 - £375,000

Horizon Estate Agents are pleased to bring to market this well maintained 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 access to the rear garden and off-street parking for multiple vehicles. Internal viewing is essential.

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Entrance Hall

UPVC double glazed front entrance door, wood style flooring. doors too

Bedroom

'14'5' x '8'3 (4.39m' x '2.51m)

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

Bedroom

11'1'x 9'8 (3.38m'x 2.95m)

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

Bathroom

Four piece suite comprising of a panelled bath, walk in shower, low level W.C, pedestal wash hand basin, smooth plastered ceiling, double glazed obscured window to side aspect, heated towel rail, laminate flooring.

Lounge/Dining Room

24'3' x 18'8 (7.39m' x 5.69m)

Smooth plastered ceiling and, open fireplace with log burner, double glazed window to side aspect, double glazed patio doors leading to patio area of garden, radiator, power points, carpeted

Kitchen

8'10 x 8'10 (2.69m x 2.69m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, four ring gas hob with extractor hood over, integrated oven, smooth plastered ceiling with coving, part tiled walls, power points, laminated flooring.

Porch

UPVC double glazed windows to back and side, patio door to side leading to rear garden, wood style flooring, washing machine.

Rear Garden

Large garden commencing with patio area, laid to lawn, with further trees and shed, outside tap, access to the garage, side access via the driveway.

Garage

Double doors, Power and light

Front of Property

Front driveway providing off street parking for multiple vehicles, gates leading to the side of the property with access to the garage.

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.



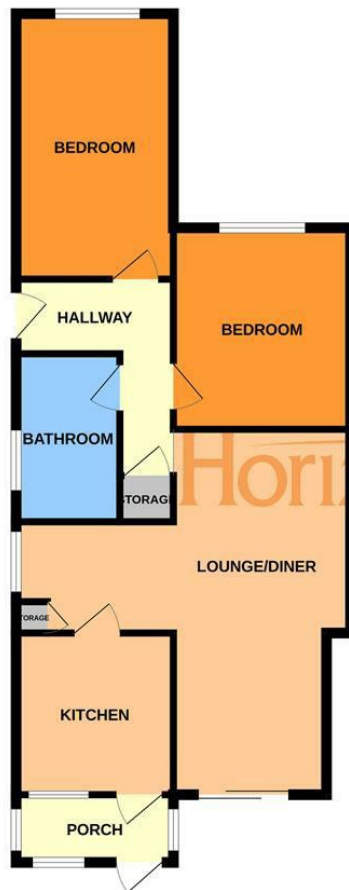
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GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 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			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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