

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Dorset Gardens, Rochford, SS4 3AH
£1,650 Per Month

Horizon Estate Agents are pleased to offer to let this newly refurbished three bedroom semi-detached house. The property comprises of three good-sized bedrooms, a newly fitted kitchen/diner, 15'9 x 13'1 lounge and family bathroom. Further benefits include a converted outdoor office accessed via the rear garden, garage and a driveway providing off-street ample parking. Located within close proximity to local schools, shops and transport links. Internal viewing is essential.

sales@horizonstates.co.uk
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Entrance

Obscured UPVC double glazed composite entry door, obscured UPVC double glazed window to front aspect, radiator, wood effect flooring, textured ceiling.

Lounge

15'9 x 13'1 (4.80m x 3.99m)

UPVC double glazed bay window to front aspect, storage cupboard, radiator, power points, smooth plastered ceiling.

Kitchen/Diner

15'9 x 10'4 (4.80m x 3.15m)

Comprising of a range of eye and base level units with work surfaces over, stainless steel sink drainer unit, integrated oven, four ring electric hob with extractor hood over, space for fridge freezer, space and plumbing for dishwasher and washing machine, radiator, power points, UPVC double glazed sliding doors to rear aspect, UPVC double glazed window to rear aspect, radiator, power points, wood effect flooring, smooth plastered ceiling.

Landing

Airing cupboard, loft hatch, power points, carpeted, textured ceiling.

Bedroom One

10'10" x 10'6" (3.30 x 3.20)

UPVC double glazed window to rear aspect, radiator, power points, wood effect flooring, textured ceiling.

Bedroom Two

10'1" x 9'8" (3.07m x 2.95m)

Two UPVC double glazed windows to front aspect, storage cupboard, radiator, laminate flooring, textured ceiling.

Bedroom Three

10'1" x 6'0" (3.07m x 1.83m)

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

Bathroom

Three piece suite comprising of a panelled bath, pedestal wash hand basin, low level W.C, radiator, partly tiled walls, wood effect flooring, textured ceiling.

Rear Garden

Commencing patio area, remainder laid to lawn, side access to driveway.

Office

10'10 x 8'0 (3.30m x 2.44m)

UPVC double glazed sliding door accessed via rear garden, UPVC double glazed window to rear aspect, power points, wood effect flooring.

Garage

16'4 x 8'0 (4.98m x 2.44m)

With up and over door.

Front of Property

Provides ample off-street parking.

Additional Information

Tenancy Length - 6 Months

Rent - £1650 pcm

Deposit - £1650

Council - Rochford District Council

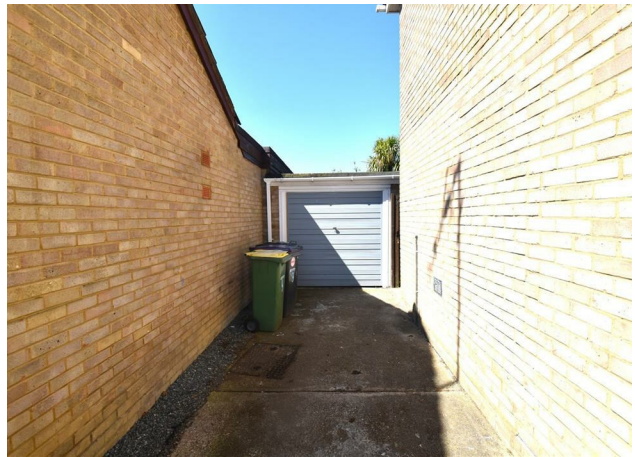
Council Tax Band - C

Agents note

You must supply us with the following information, before we can run reference checks on you. We require this information from all parties that are contributing to the rent. If a Guarantor is required, we also need this information.

Information we require - ID (Passport and driving licence) - Most recent P60 - Last 3 months Bank statements - Last 3 months payslips (your last years accounts if self-employed) - A copy of your credit report. (This can be obtained by Exquifax, Experian)

Once all of the above has been received we will then email you our referencing form, which must be completed and returned to us before any referencing can be commenced. Please be aware that the property will remain on the market until we have all the above information and you have passed referencing. Once we receive your holding deposit of £100, the property will be withdrawn from the market. You will be offered insurance, which you have no obligation to take through FCC Paragon. If you decide to take insurance through FCC Paragon, the amount of commission we will receive will depend on the size of the policy/policies taken.



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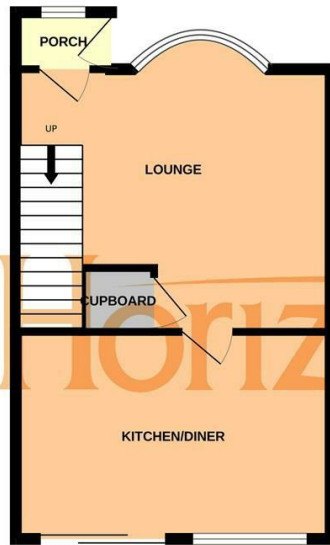
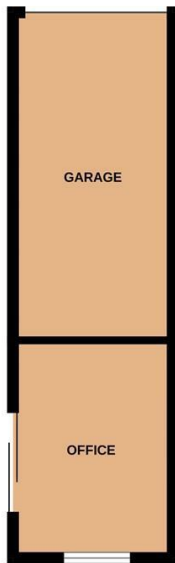
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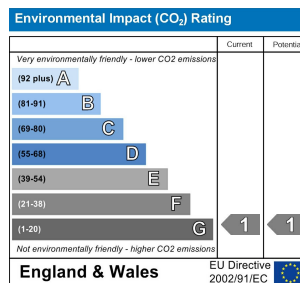
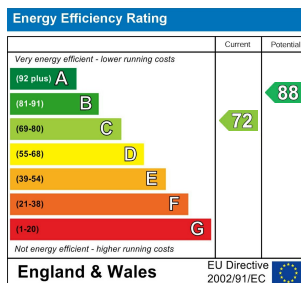
OUTERBUILDING

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.
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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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