

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

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St. Thomas Road, South Fambridge, SS4 3LZ
£350,000

Horizon Estate Agents are pleased to bring to market this well maintained three double bedroom mid-terrace house, set in the quaint village of South Fambridge. The property comprises of three good-sized double bedrooms, three reception rooms, a spacious bathroom and fully solid wood, handmade bespoke kitchen. Further benefits include a parking space to front of the property and a well presented rear garden with a patio seating area. Located in a semi rural location surrounded by beautiful countryside view and riverside walking routes. Internal viewing is essential.

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Porch

Obscured double glazed wooden entry door, smooth plastered ceiling, further wooden door leading to:

Lounge/Diner

21'5 x 13'8 (6.53m x 4.17m)

Double glazed window to front aspect, x2 radiators, log burner, under stairs storage cupboard, power points, wooden flooring.

Reception Room

8'3 x 4'8 (2.51m x 1.42m)

Obscured double glazed window to side aspect, power points, tiled flooring, smooth plastered ceiling.

W.C.

Two piece suite comprising of a low level W.C, wash hand basin, obscured double glazed window to rear, tiled flooring, partly tiled woods, coved smooth plastered ceiling.

Kitchen

13'2 x 8'9 (4.01m x 2.67m)

A fully solid wood handmade bespoke kitchen comprising of a range of eye and base level units with work surfaces over, ceramic sink drainer unit, space for fridge freezer, space for cooker, space and plumbing for washing machine and dishwasher, power points, tiled flooring, smooth plastered ceiling.

Sitting Room

9'2 x 8'9 (2.79m x 2.67m)

Double glazed French doors to rear garden, double glazed window to side aspect, electric heater, power points, wooden flooring, smooth plastered ceiling.

First Floor Landing

Radiator, power points, wooden flooring, smooth plastered ceiling.

Bathroom

Three piece suite comprising of a double ended freestanding bath, pedestal wash hand basin, low level W.C, heated towel rail, double glazed window to rear aspect, airing cupboard, wooden flooring, smooth plastered ceiling.

Bedroom

13'5 x 11'1 (4.09m x 3.38m)

Double glazed window to front aspect, storage cupboard, electric heater, power points, wooden flooring, smooth plastered ceiling.

Bedroom

10'1 x 8'4 (3.07m x 2.54m)

Double glazed window to rear aspect, electric heater, power points, carpet, smooth plastered ceiling.

Second Floor Landing

Carpeted, smooth plastered ceiling, wooden door leading to:

Bedroom

13'10 x 10'5 (4.22m x 3.18m)

Double glazed velux window to rear aspect, eaves storage cupboards, electric heater, power points, wooden flooring, smooth plastered ceiling.

Rear Garden

Mainly laid to lawn, paved patio seating area, shed, gate providing rear access.

Front of Property

Parking space for 1 car.

Additional Information

Tenure: Freehold

Council: Rochford District Council

Tax Band: C

Agents Notes

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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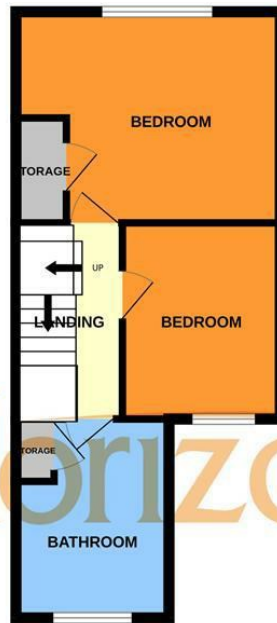
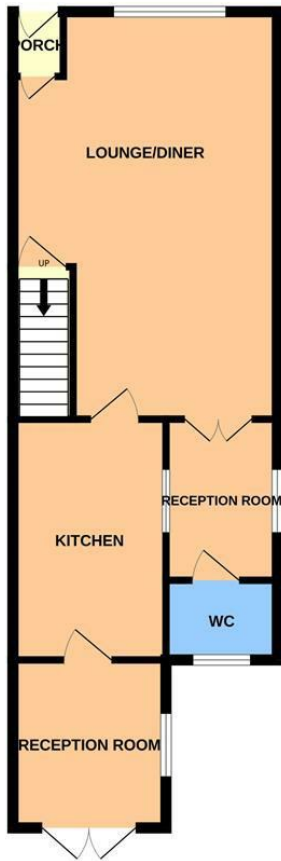
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GROUND FLOOR

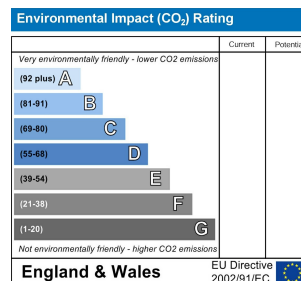
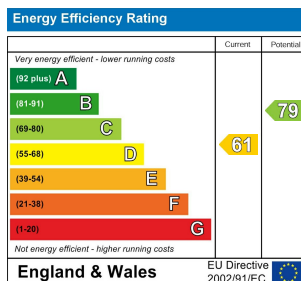
1ST FLOOR

2ND FLOOR



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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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