

01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

Horizon

*your local property experts*



## Sutton Road, Rochford, SS4 1HJ Offers In Excess Of £330,000

Horizon Estate Agents are pleased to offer to market this spacious two double bedroom semi-detached bungalow, with potential to extend STPP. The property comprises of a large lounge/diner, bathroom, separate W.C, fitted kitchen and two double bedrooms. Further benefits include a well maintained rear garden with a large shed and paved patio seating area and a paved driveway to the front of the property providing ample off-street parking. Located within walking distance to local transport links, shops and restaurants. Offered with no onward chain. Internal viewing is essential.

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onTheMarket.com

### **Porch**

Obscured wooden entry door, window to front aspect, power points, laminate flooring, further obscured door leading to:

### **Hallway**

Storage cupboard, airing cupboard, loft hatch, radiator, power points, laminate flooring, textured ceiling.

### **Lounge/Diner**

19'10 (into bay) x 13'0 (6.05m (into bay) x 3.96m)

UPVC double glazed bay window to front aspect, UPVC double glazed window to side aspect, radiator, power points, electric fireplace, carpeted, coved textured ceiling.

### **Kitchen**

12'6 x 8'10 (3.81m x 2.69m)

Range of eye and base level units with work surfaces over, stainless steel sink and drainer unit, four ring gas hob with extractor hood over, integrated oven, integrated washing machine, space for fridge freezer, UPVC double glazed window to side aspect, obscured glazed door to side, Vaillant Boiler, power points, laminate flooring, beamed textured ceiling.

### **Bedroom One**

11'10 x 10'8 (3.61m x 3.25m)

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

### **Bedroom Two**

10'8 x 9'10 (3.25m x 3.00m)

UPVC double glazed window to rear aspect, radiator, power points, 2x wardrobes, chest of drawers, carpeted, coved textured ceiling

### **W.C.**

Low level W.C, obscured UPVC double glazed window to rear aspect, tiled walls, laminate flooring.

### **Bathroom**

Two piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, radiator, obscured UPVC double glazed window to rear aspect, radiator, tiled walls, laminate flooring.

### **Rear Garden**

Mainly laid to lawn with tree & shrub borders, paved patio seating area, large shed, side access to the front of the property.

### **Front of Property**

Paved driveway providing ample off-street parking.

### **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.



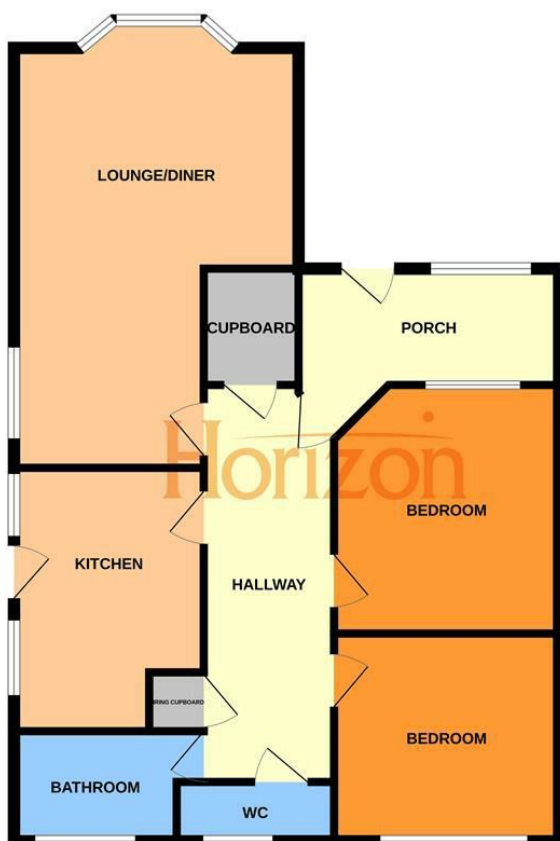
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# Horizon

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GROUND 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<p><b>Energy Efficiency Rating</b></p> <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
		<b>83</b>	
		<b>62</b>	
<p><b>Environmental Impact (CO<sub>2</sub>) Rating</b></p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p><b>England &amp; Wales</b> EU Directive 2002/91/EC</p>			

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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