

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Warwick Drive, Rochford, SS4 1HW £325,000

Horizon Estate Agents are pleased to offer to market this spacious and well maintained three bedroom family home. The property comprises of a large lounge/diner, fitted kitchen with integrated appliances, bathroom, separate W.C and three double bedrooms. Further benefits include a good-sized rear garden with patio seating areas and a shed and ample off-street parking, with a driveway to the front and a further two parking spaces to the rear. Located within close proximity to local schools, shops, transport links and Southend Airport. Offered with No Onward Chain. Internal viewing is essential.

sales@horizonstates.co.uk
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Entrance Hall

Obscured double glazed entry door, UPVC obscured double glazed window to front aspect, storage cupboards, radiator, power points, carpeted, textured ceiling.

Lounge/Diner

16'5 x 14'8 (5.00m x 4.47m)

UPVC double glazed sliding door to rear garden, UPVC double glazed window to rear aspect, radiator, power points, carpeted, textured ceiling.

Kitchen

13'11 x 6'5 (4.24m x 1.96m)

Range of eye and base level units with work surfaces over, 5 ring gas hob with extractor hood over, integrated oven and grill, integrated fridge freezer, integrated dishwasher, integrated washing machine, UPVC double glazed window to front aspect, laminate flooring, smooth plastered ceiling.

First Floor Landing

Storage cupboard, loft hatch, carpeted, textured ceiling.

Bedroom One

13'8 x 8'6 (4.17m x 2.59m)

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

Bedroom Two

13'6 x 6'7 (4.11m x 2.01m)

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

Bedroom Three

11'6 x 6'2 (3.51m x 1.88m)

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

Bathroom

Two piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, obscured UPVC double glazed window to front aspect, laminate flooring, textured ceiling.

W.C.

Low level W.C, obscured UPVC double glazed window to front aspect, radiator, laminate flooring, textured ceiling.

Rear Garden

Paved patio seating area, laid to lawn, further paved patio area to rear, shed with power points, outdoor power points, side gate accessing parking spaces for two cars to the rear of the property and also to the front of the property.

Front of Property

Driveway providing off-street parking for 1 car, front garden laid to lawn.

Additional Information

Tenure: Freehold

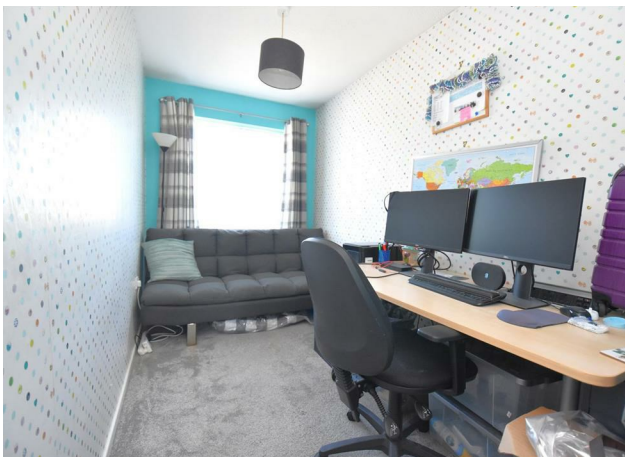
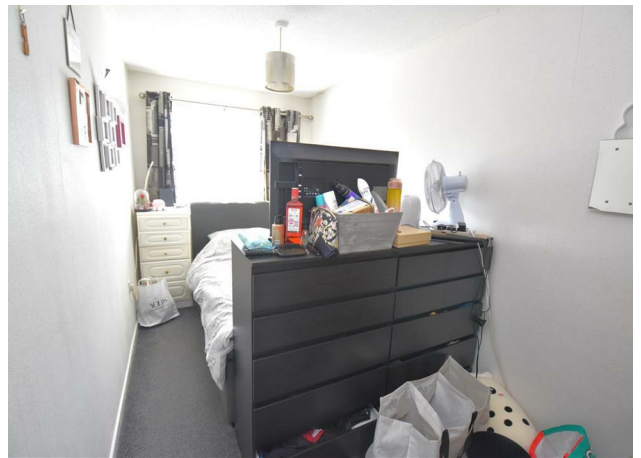
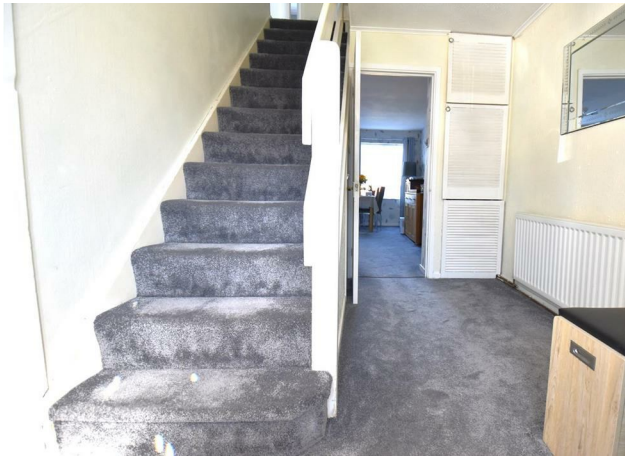
Council: Rochford District Council

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.



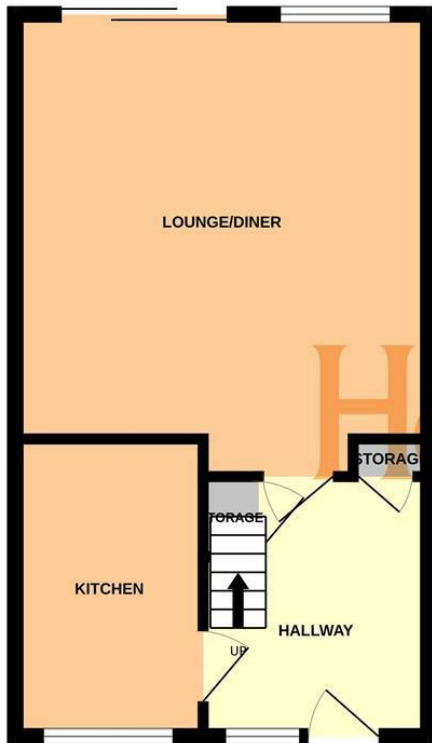
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GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.

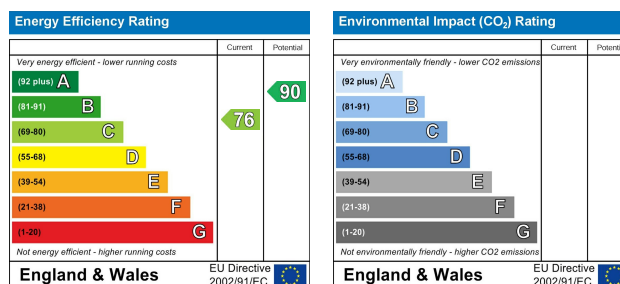


1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 751 sq.ft. (69.8 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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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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