

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Manners Way, Southend-On-Sea, SS2 6PZ
£425,000

Horizon Estate Agents are pleased to offer to market this spacious, recently decorated two double bedroom detached bungalow. The property comprises of a lounge, dining room, 20'4 x 8'0 conservatory, fitted kitchen, bathroom and utility room. Further benefits include a well maintained front garden, paved rear garden and ample private off-street parking. Located within close proximity of local shops, transport links and Southend Airport. Offered with No Onward Chain. Internal viewing is essential.

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Hallway

Obscured double glazed entry door, storage cupboard, loft hatch, radiator, power points, carpeted, textured ceiling.

Bedroom One

13'3 x 12'6 (into bay) (4.04m x 3.81m (into bay))

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

Bedroom Two

13'1 (into bay) x 12'4 (3.99m (into bay) x 3.76m)

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

Dining Room

10'7 x 8'9 (3.23m x 2.67m)

UPVC double glazed window to side aspect, radiator, power points, laminate flooring, coved textured ceiling.

Lounge

12'9 x 10'7 (3.89m x 3.23m)

Electric feature fireplace, UPVC double glazed French Doors to Conservatory, radiator, power points, carpeted, coved textured ceiling.

Bathroom

Three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level W.C, UPVC obscured double glazed window to rear aspect, radiator, tiled walls, tiled flooring, textured ceiling.

Kitchen

11'2 x 7'1 (3.40m x 2.16m)

Range of eye and base level units with work surfaces over, stainless steel drink drainer unit, four ring gas hob with extractor hood over, integrated oven, space for fridge, space and plumbing for dishwasher, power points, tiled walls, tiled flooring, UPVC double glazed window to rear aspect, UPVC double glazed door leading to:

Utility Room

8'0 x 7'1 (2.44m x 2.16m)

Space for tumble dryer, space and plumbing for washing machine, space for fridge freezer, UPVC double glazed door to side, UPVC double glazed window to side and rear aspects, carpet tiles.

Conservatory

20'4 x 8'0 (6.20m x 2.44m)

UPVC double glazed French Doors to rear garden, UPVC double glazed windows to rear and side aspects, power points, carpeted.

Rear Garden

Fully paved rear garden with tree and shrub borders, x2 sheds, side gate, side double gates providing vehicle access, paved off-street parking for 2-3 cars.

Front of the Property

Fully laid to lawn with flower and shrub borders.

Additional Information

Tenure: Freehold

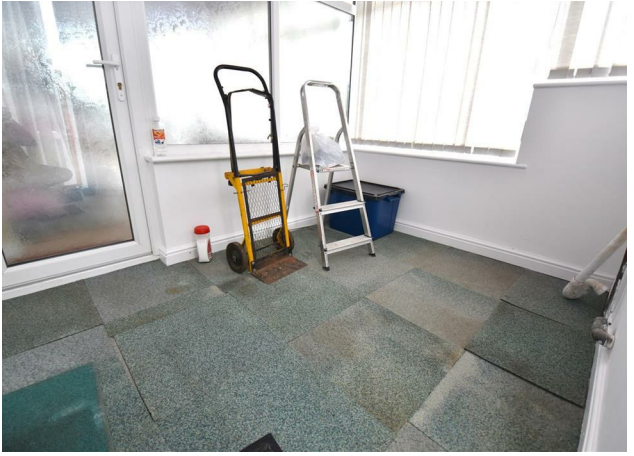
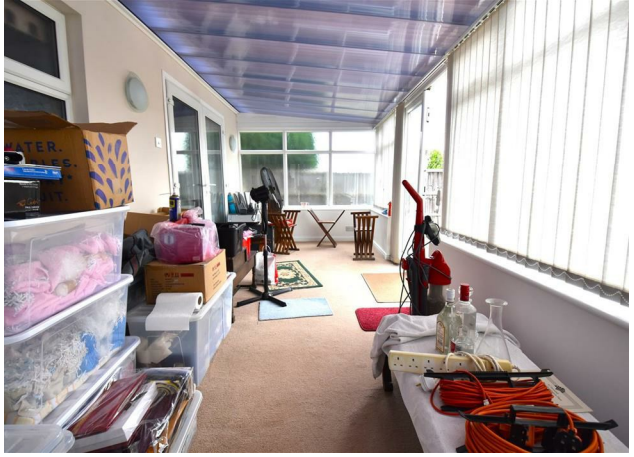
Council: Southend Borough Council

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



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 ₂) Rating			
	Current	Potential		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><small>Not energy efficient - higher running costs</small></p>					
<p>England & Wales EU Directive 2002/91/EC</p>					
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><small>Not environmentally friendly - higher CO₂ emissions</small></p>					
<p>England & Wales 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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