

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

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Central Avenue, Rochford, SS4 3BQ
£365,000

Horizon Estate Agents are pleased to offer to market this spacious two double bedroom semi-detached bungalow. The property comprises of a 28'10 x 11'11 Lounge/Diner, shower room, fitted kitchen, utility room and 15'2 x 9'7 Sun Lounge/Conservatory. Further benefits include a well maintained rear garden in excess of 100ft and a driveway providing ample off-street parking. Located within close proximity of local schools, shops and transport links. Offered with no onward chain. Internal viewing is essential.

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Entrance Porch

UPVC double glazed entry door, UPVC double glazed windows to front and side aspects, tiled floor, obscured UPVC double glazed door leading to:

Hallway

Obscured UPVC double glazed window to front aspect, storage cupboard, loft hatch, radiator, power points, carpeted, coved textured ceiling.

Lounge/Diner

28'10 x 11'11 max (8.79m x 3.63m max)

UPVC double glazed bay window to front aspect, double glazed windows to side aspect, double glazed sliding door to conservatory, electric feature fireplace, 2x radiators, power points, carpeted, coved textured ceiling.

Bedroom One

12'3 x 12' to wardrobes (3.73m x 3.66m to wardrobes)

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

Bedroom Two

9'8 x 8'11 (2.95m x 2.72m)

UPVC double glazed window to rear aspect, radiator, power points, carpeted, coved smooth plastered ceiling.

Shower Room

Three piece suite comprising of a shower unit, vanity wash hand basin, low level W.C, obscured UPVC double glazed window to rear aspect, heated towel rail, radiator, tiled walls, laminate flooring, coved textured ceiling.

Kitchen

9'10 x 6'10 (3.00m x 2.08m)

Range of eye and base level units with work surfaces over, integrated oven, integrated microwave, four ring gas hob with extractor hood over, composite sink and drainer unit, space for fridge, UPVC double glazed window to rear aspect, power points, tiled flooring, smooth plastered ceiling.

Utility Room

10'1 x 5'7 (3.07m x 1.70m)

Space and plumbing for washing machine and dishwasher, space for tumble dryer, space for fridge freezer, UPVC double glazed window to rear aspect, UPVC double glazed door to rear garden, tiled flooring, smooth plastered ceiling.

Sun Lounge/Conservatory

15'2 x 9'7 max (4.62m x 2.92m max)

UPVC double glazed patio door to rear garden, UPVC double glazed windows to rear and side aspects, double glazed skylight, radiator, power points, laminate flooring, smooth plastered ceiling.

Rear Garden

In excess of 100ft, mainly laid to lawn with tree, flower and shrub borders, paved patio seating area, side gravel area, side access to the front of the property.

Front of property

Driveway providing ample off-street parking, front garden laid to lawn with flower and shrub borders.

Additional Information

Tenure: Freehold

Council: Rochford District Council

Tax Band: C

Agents Note

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.



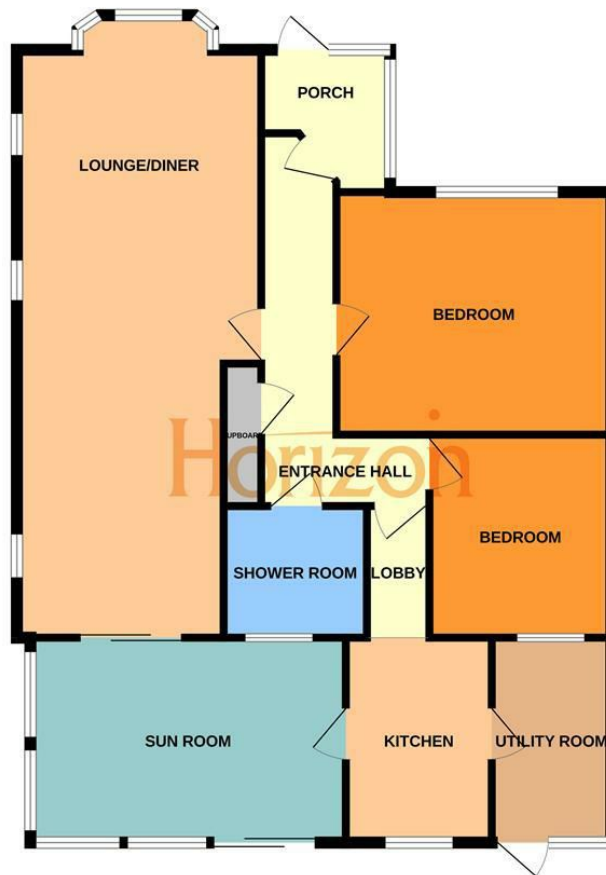
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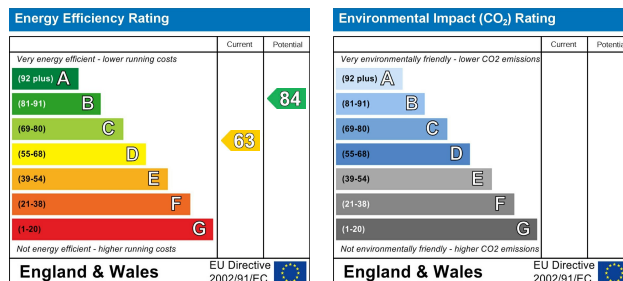
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GROUND FLOOR



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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