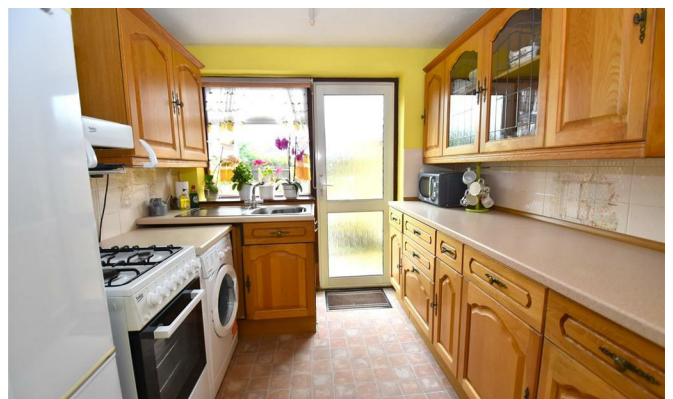


01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Parklands, Rochford, SS4 1SQ
£335,000

Horizon Estate Agents are pleased to offer to market this three bedroom semi-detached chalet, offered with no onward chain. The property comprises of two reception rooms, three good-sized bedrooms, bathroom and fitted kitchen. Further benefits include a well maintained rear garden and a paved driveway providing ample off-street parking. Located within close proximity of local schools, shops and transport links. Internal viewing is essential.

sales@horizonstates.co.uk
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Entrance

Front entrance door leading to:

Hallway

Textured ceiling, radiator, carpeted, doors off to:

Kitchen

'8'2' x '7'7' (2.49m' x '2.31m)

Double glazed window and door to rear aspect, a range of eye and base level units with work surface over, stainless steel sink with drainer, space for cooker, space for appliances, part tiled walls, lino flooring, textured ceiling, power points.

Bathroom

7'7' x 4'4' (2.31m' x 1.32m)

Double glazed window with obscured glass to rear aspect, Three piece suite comprising panelled bath with electric shower over, vanity unit wash hand basin, close coupled wc, lino flooring, tiled walls, radiator.

Bedroom

11' x 7'9' (3.35m x 2.36m)

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

Lounge

13'7' x 10'10' (4.14m' x 3.30m)

Double glazed window to front aspect, radiator, power points, carpeted

Dining room

12'8' x '9'9' (3.86m' x '2.97m)

Double glazed window to front aspect, tiled ceiling, radiator, power points, carpeted, stairs too:

Landing

Smooth plastered ceiling, upvc double glazed window to rear aspect, carpeted

Bedroom

14'4' x '10'9' (4.37m' x '3.28m')

Smooth plastered ceiling, upvc double glazed window to rear aspect, power points, radiator, eaves storage, carpeted

Bedroom

14'5' x '6'7' (4.39m' x '2.01m')

Textured ceiling, upvc double glazed windows to rear and side aspect, power points, radiator, carpeted

Rear garden

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

Front

Driveway providing off-street parking for 3 cars.

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.



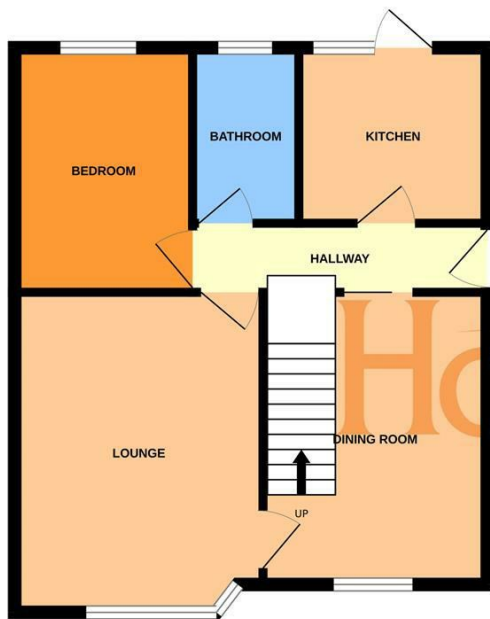
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GROUND FLOOR
489 sq.ft. (45.5 sq.m.) approx.

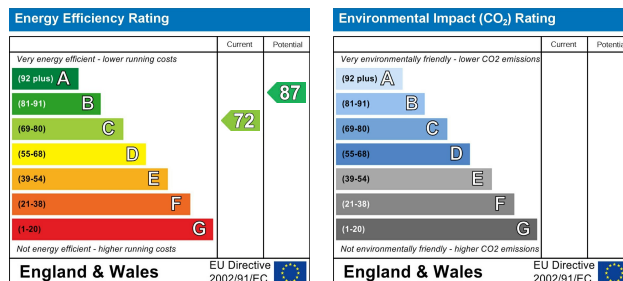


1ST FLOOR
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA: 755 sq.ft. (70.2 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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