

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Leecon Way, Rochford, SS4 1TU Offers In Excess Of £300,000

Horizon Estate Agents are pleased to offer to market this spacious two bedroom end of terrace family home. The property comprises of two double bedrooms, a fitted kitchen, spacious lounge/diner and a family bathroom. Further benefits includes a good-sized rear garden with patio seating area, a garage with a parking space in front and a driveway providing a further off-street parking space. Located within walking distance to local schools, shops and transport links. Internal viewing is essential.

sales@horizonstates.co.uk
horizonstates.co.uk



Entrance Hallway

UPVC double glazed entry door, radiator, stairs to first floor, wood effect flooring, textured ceiling.

Kitchen

10'2 x 5'8 (3.10m x 1.73m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit with mixer tap, space for cooker, space for fridge freezer, space and plumbing for washing machine, UPVC double glazed window to front aspect, power points, tiled flooring, textured ceiling.

Lounge

15'6 x 11'8 (4.72m x 3.56m)

UPVC double glazed door to rear garden, UPVC double glazed window to rear aspect, radiator, power points, wood effect flooring, coved textured ceiling.

First Floor Landing

Loft hatch, carpeted, textured ceiling.

Bedroom One

11'3 x 10'3 (3.43m x 3.12m)

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

Bedroom Two

10'3 x 9'10 (3.12m x 3.00m)

UPVC double glazed windows to front aspect, built-in storage cupboard, radiator, power points, carpeted, textured ceiling.

Bathroom

Three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level W.C, heated towel rail, partly tiled walls, tiled flooring, textured ceiling.

Rear Garden

Paved patio seating area, laid to lawn, gate providing side access leading to:

Garage

Up and over door, power points.

Front of Property

Parking space for one car, front garden laid to lawn.

Additional Information

Tenure: Freehold

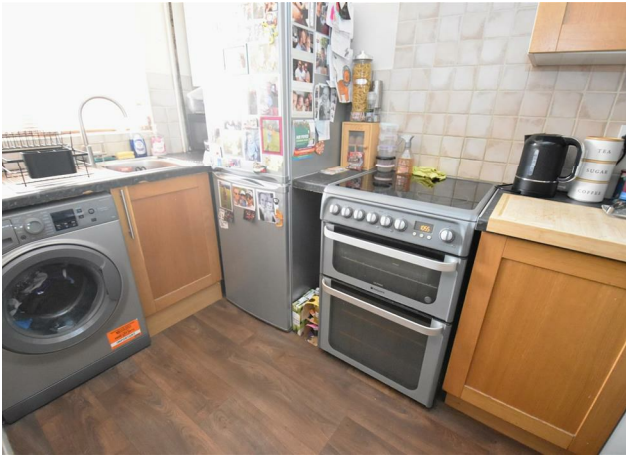
Council: Rochford District Council

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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GROUND FLOOR
APPROX. FLOOR
AREA 305 SQ.FT.
(28.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 305 SQ.FT.
(28.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 611 SQ.FT. (56.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	89	England & Wales		EU Directive 2002/91/EC	71

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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