

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Ashington Road, Rochford, SS4 1RP Guide Price £400,000

GUIDE PRICE £400,000 - £415,000

Horizon Estate Agents have the pleasure in marketing for sale this spacious three bedroom semi detached house, which has lots of character features, such as ornate coving and ceiling roses. There is a spacious lounge/diner and modern fitted kitchen. The property also has the benefit from a ground floor shower room and 1st floor shower room. The property is situated within walking distance of Rochford train station, bus routes, shops and local schools. The front has off street parking for two cars. Viewing internally is essential to appreciate this property.

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Entrance hall

Coving to smooth plastered ceiling, radiator, tiled flooring, stairs to first floor.

Lounge/diner

12'11" x 27'0" (3.94m x 8.23m)

Upvc triple glazed window to front aspect with bespoke window shutters, Upvc double glazed French doors to rear aspect, coving to smooth plastered ceiling, feature fireplace, exposed brick feature wall, radiator, power points, storage cupboard, wood flooring.

Shower Room

Three price suite comprising close coupled W/C, vanity unit wash hand basin, walk in shower unit, upvc obscured double glazed windows to side aspect. coving to smooth plastered ceiling, radiator, part tiled walls, tiled floor.

Kitchen

17'0" x 10'6" (5.18m x 3.20m)

Range of eye and base level units with working surfaces over, integrated washer, integrated dryer, integrated dishwasher, inset stainless steel sink with drainer, integrated wine cooler, integrated fridge freezer, integrated CDA five ring gas hob with extractor fan over, integrated CDA oven, pantry cupboard, smooth plastered ceiling with spotlights, radiator, power points, upvc double glazed window to rear aspect, upvc patio door to side aspect, wood flooring.

Landing

coving to smooth plastered ceiling with loft hatch, power points, carpeted.

Bedroom

15'9" x 11'0" (4.80m x 3.35m)

Upvc triple glazed window and bay window to front aspect with bespoke window shutters. coving to smooth plastered ceiling, power points, radiator, carpeted.

Bedroom

11'1" x 10'3" (3.38m x 3.12m)

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

Shower room

Three piece suite comprising, close coupled W/C, vanity unit wash hand basin, walk in shower, double glazed window to side aspect, heated towel rail, part tiled walls, tiled floor.

Bedroom

9'5" x 6'5" (2.87m x 1.96m)

UPVC double glazed window to rear aspect, coving to smooth plastered ceiling, built in wardrobe, power points, radiator, carpeted.

Rear Garden

Decking area leading to lawn with raised borders comprising various trees including palm trees. Side access to front. There is a large shed which has power and light.

Front

Off street parking for two cars.

Additional Information

Tenure: Freehold

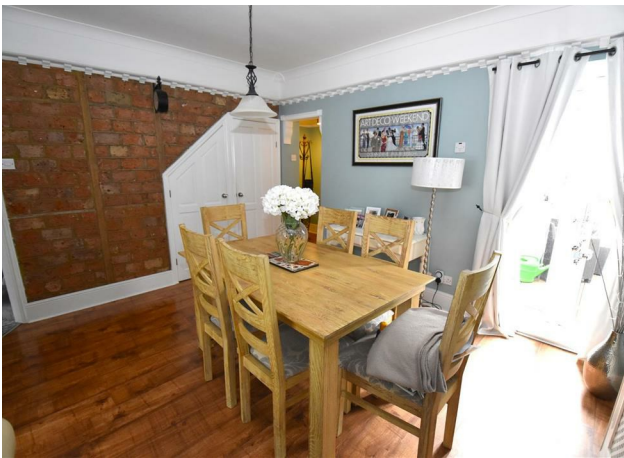
Council: Rochford District Council

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.



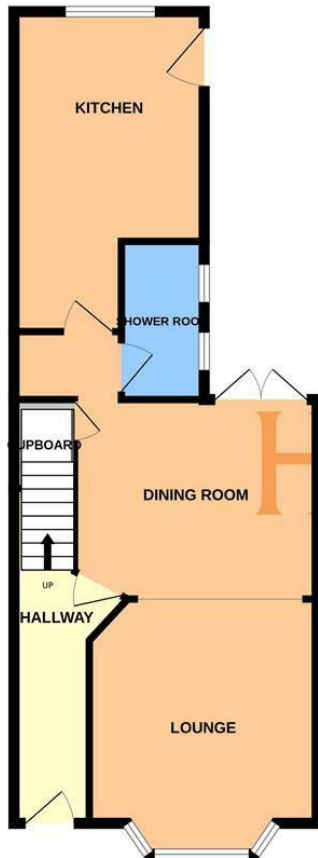
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GROUND FLOOR
582 sq. ft. (54.1 sq.m.) approx.

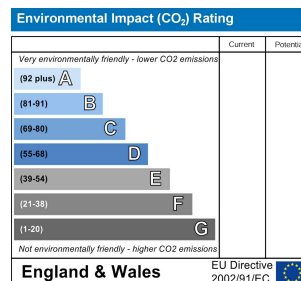
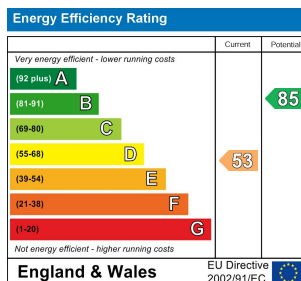


1ST FLOOR
489 sq. ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1071 sq. ft. (99.5 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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