

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

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Nightingale Close, Southend-On-Sea, SS2 6SZ Guide Price £350,000

GUIDE PRICE £350,000-£375,000

Horizon Estate Agents are pleased to offer to market this immaculate and modern three bedroom semi-detached family home, situated in a quiet cul-de-sac. The property comprises of three good-sized bedrooms, a light and airy lounge, a large kitchen with granite work tops, a ground floor W.C and a family bathroom on the first floor. Further benefits include a well maintained rear garden with outbuilding and paved patio seating area and two allocated parking spaces in the off-road residents car park. Located within close proximity to Southend Airport, transport links, shops and schools. Internal viewing is essential.

sales@horizonstates.co.uk
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Porch

Obscured double glazed composite entry door, tiled flooring, further obscured double glazed composite door leading to:

Hallway

Under stairs storage, radiator, power points, wood flooring, coved textured ceiling.

Lounge

15'5 x 11'10 (4.70m x 3.61m)

UPVC double glazed window to front aspect, radiator, power points, wood flooring, coved textured ceiling.

Kitchen/Diner

11'6 x 10'6 (3.51m x 3.20m)

Range of eye and base level units with granite work surfaces over, inset stainless steel sink drainer unit, integrated four ring gas cooker with extractor hood over, space for fridge freezer, space and plumbing for washing machine, space and plumbing for dishwasher, UPVC double glazed window to rear aspect, UPVC obscured double glazed door to rear garden, power points, radiator, tiled flooring, coved smooth plastered ceiling.

Ground Floor W.C.

Two piece suite comprising of a low level W.C, wash hand basin, obscured double glazed window to rear aspect, tiled walls and flooring, textured ceiling.

First Flooring Landing

Loft hatch, storage cupboard, wood flooring, coved textured ceiling.

Bathroom

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

Bedroom One

12'10 x 9'6 (3.91m x 2.90m)

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

Bedroom Two

12'10 x 9'2 (3.91m x 2.79m)

UPVC double glazed window to rear aspect, fitted wardrobes, radiator, power points, wood flooring, coved textured ceiling.

Bedroom Three

9'2 x 7'1 (2.79m x 2.16m)

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

Rear Garden

Covered paved patio seating area, laid to lawn with tree and shrub border, outbuilding with power, gate to side.

Parking

Two allocated off-street parking spaces in residents car park.

Additional Information

Tenure: Freehold

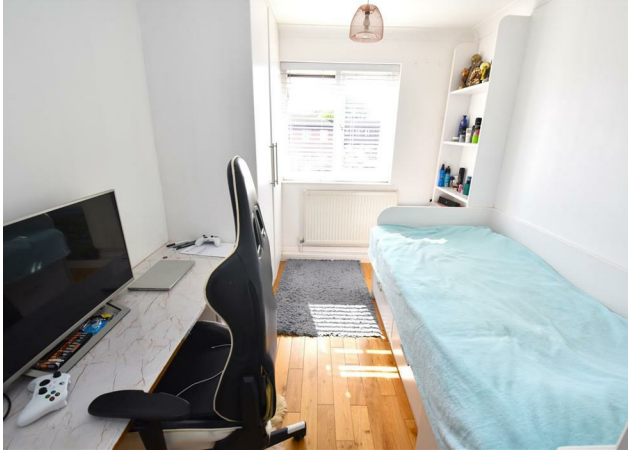
Council: Southend City Council

Tax Band: B

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.



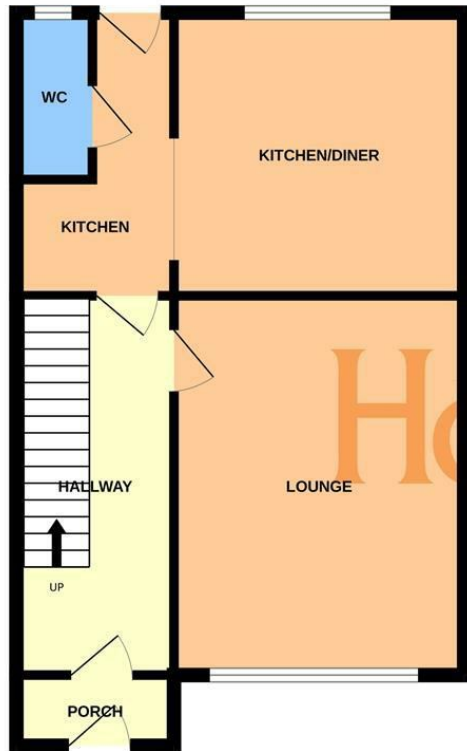
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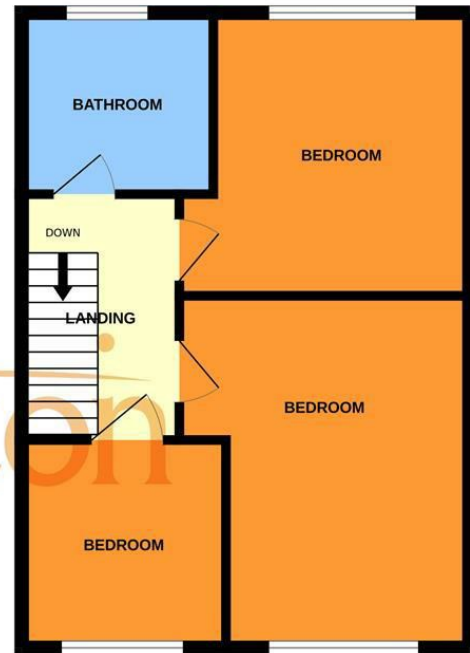
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GROUND FLOOR



1ST 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		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		England & Wales		EU Directive 2002/91/EC	

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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