

# 01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## East Street, Rochford, SS4 1DB Offers In Excess Of £280,000

Horizon Estate Agents are delighted to offer to market this quirky and characterful, Grade II listed, two bedroom cottage, located within walking distance of Rochford Railway Station and the shops and restaurants of Rochford Town Square. The property comprises of two double bedrooms, a modernised but traditional bathroom suite and an open plan lounge/kitchen/diner to the first floor. Further benefits include a Juliet Balcony, gas central heating throughout and a paved patio area to the front of the property. Internal viewing is essential.

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rightmove

onTheMarket.com

### **Entrance Hallway**

Stained glassed hardwood entry door, tiled flooring, smooth plastered ceiling, stairs to the first floor.

### **Bedroom One**

12'3 x 8'4 (3.73m x 2.54m)

Window to front aspect, radiator, power points, wood effect flooring, smooth plastered ceiling.

### **Bedroom Two**

12'3 x 7'5 max (3.73m x 2.26m max)

Window to front aspect, radiator, power points, wood effect flooring, smooth plastered ceiling.

### **Bathroom**

Three piece suite comprising of a panelled bath with a traditional shower head over, pedestal wash hand basin, low level W.C, radiator, extractor fan, tiled walls, tiled flooring, smooth plastered ceiling.

### **Lounge**

12'3 x 10'7 (3.73m x 3.23m)

Single glazed doors leading to a Julie Balcony, radiator, power points, wood effect flooring, smooth plastered ceiling.

### **Kitchen/Breakfast Room**

12'3 x 8'9 (3.73m x 2.67m)

Comprising of a range of eye and base level units with wood work surfaces over, ceramic sink drainer unit with mixer tap, integrated Smeg Cooker, space for fridge freezer, space and plumbing for washing machine, integrated wine fridge, Vaillant boiler, extractor fan, window to side aspect, power points, wood effect flooring, smooth plastered ceiling.

### **Front of Property**

Paved patio area to the front of the property.

### **Additional Information**

Tenure: Freehold

Council: Rochford District Council

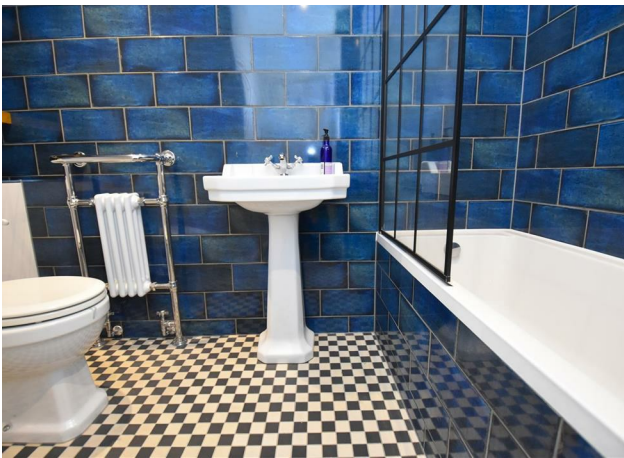
Tax Band: B

### **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.

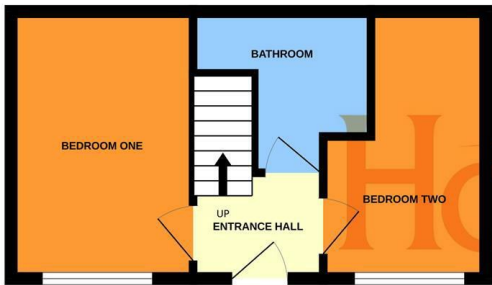




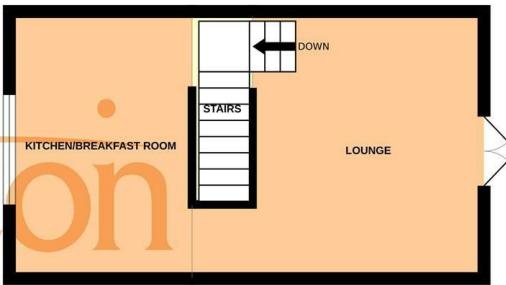
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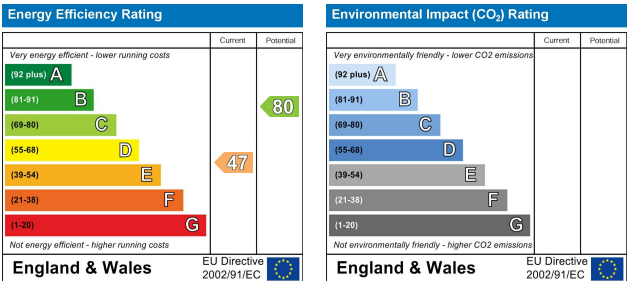
GROUND FLOOR



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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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.