

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Ashington Road, Rochford, SS4 3DY £399,000

Horizon Estate Agents are delighted to offer to market this spacious 3/4 bedroom semi-detached family home, providing bundles of potential. The property comprises of a large lounge/dining room, fitted kitchen, ground floor shower room, a ground floor bedroom/additional reception room, three further bedrooms to the first floor and a family bathroom. Further benefits include a stoned driveway providing off-street parking for 2-3 vehicles and a large L shaped rear garden in excess of 100ft in length, providing potential for an outer building or annexe. Located within walking distance of local transport links, schools and shops. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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onTheMarket.com

Hallway

Obscured UPVC double glazed entry door, radiator, under stairs storage cupboard, carpeted, coved smooth plastered ceiling.

Ground Floor Bedroom/Living Room

14'7 into bay x 12'4 (4.45m into bay x 3.76m)

UPVC double glazed bay window to front aspect, fitted wardrobes, radiator, power points, carpeted, smooth plastered ceiling.

Lounge/Dining Room

18'9 x 12'2 (5.72m x 3.71m)

UPVC double glazed French Doors to rear garden, UPVC double glazed windows to side aspect, gas fireplace, radiator, power points, carpeted, coved smooth plastered ceiling.

Kitchen

12'1 x 7'8 (3.68m x 2.34m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, space for fridge freezer, space for cooker, space and plumbing for washing machine, UPVC double glazed window to side aspect, radiator, power points, tiled walls, laminate flooring, smooth plastered ceiling.

Inner Lobby

Obscured UPVC door to rear garden, power points, smooth plastered ceiling, laminate flooring.

Ground Floor Shower Room

Three piece suite comprising of a shower unit, pedestal wash hand basin, low level W.C, obscured UPVC double glazed window to side aspect, wooden flooring, textured ceiling.

First Floor Landing

Loft Hatch, carpeted, smooth plastered ceiling.

Bedroom One

14'7 into bay x 12'4 (4.45m into bay x 3.76m)

UPVC double glazed bay window to front aspect, fitted wardrobes, radiator, power points, carpeted, coved smooth plastered ceiling.

Bedroom Two

12'2 x 9'9 (3.71m x 2.97m)

UPVC double glazed window to rear aspect, fitted wardrobes, radiator, power point, wood flooring, smooth plastered ceiling.

Bedroom Three

8'5 x 5'4 (2.57m x 1.63m)

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

Bathroom

Three piece suite comprising of a panelled bath, pedestal wash hand basin, low level W.C, storage cupboards, radiator, tiled walls, laminate flooring, textured ceiling.

Rear Garden

Large L shaped rear garden in excess of 100ft in length, mainly laid to lawn with tree and shrub border, sheds, paved patio seating area, side access to the front of the property.

Front of Property

Stoned driveway providing off-street parking for 2-3 vehicles, paved path leading to front entrance.

Additional Information

Tenure: Freehold

Council: Rochford District Council

Tax Band: D

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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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		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		40	(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					
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.