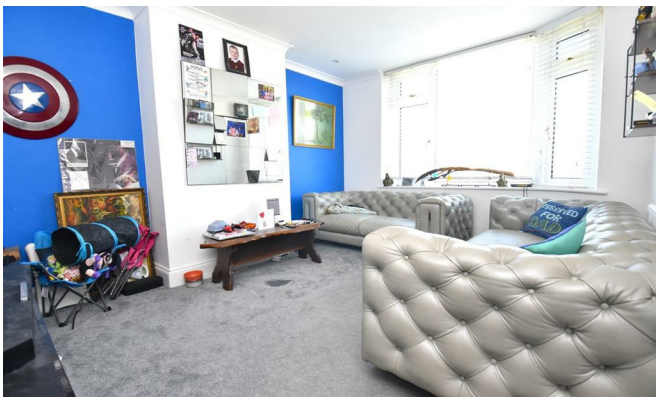


01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Woodville Close, Rochford, SS4 1SN

Guide Price £400,000

GUIDE PRICE £400,000-£415,000

Horizon Estate Agents are pleased to offer for sale this Four bedroom, Two reception room semi detached family home. The property has the advantage of a modern fitted kitchen, a modern bathroom and an additional shower room. Further features include double glazing, a South facing rear garden, a garage and off street parking. Situated in a Cul-de-Sac location. Offered with no onward chain.

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



rightmove

[onTheMarket.com](https://www.onthemarket.com)

Entrance

UPVC side entrance door to:

Hallway

Radiator, doors off to;

Lounge

13'8 into bay x 11' (4.17m into bay x 3.35m)

Double glazed bay window to front aspect, radiator, power points, coving to smooth plaster ceiling with inset downlights.

Dining Room

10'11 x 7'9 (3.33m x 2.36m)

Double glazed window to rear aspect, radiator, power points, smooth plaster ceiling, stairs leading to first floor;

Kitchen

8'1 x 7'7 (2.46m x 2.31m)

Comprising a range of fitted eye and base level units with work surfaces over, inset single drainer sink unit with mixer tap, built in oven with four ring gas hob over and extractor fan above, space for fridge/freezer, smooth plaster ceiling, laminate flooring, double glazed window and door to rear aspect leading to rear garden.

Bedroom One

13' x 9'11 (3.96m x 3.02m)

Double glazed window to front aspect, radiator, power points, coving to smooth plaster ceiling

Bathroom

Three piece suite comprising a panelled bath with built in Mira shower, fitted shower curtain, close coupled W.C, vanity wash hand basin with cupboard under, chrome heated towel rail, smooth plastered ceiling with inset down lights, extractor fan, tiled walls, obscured double glazed window to rear aspect.

First floor landing

Double glazed window to rear aspect, smooth plaster ceiling, doors off to all rooms;

Bedroom Two

10'8 x 9'10 (3.25m x 3.00m)

Double glazed window to front aspect, radiator, power points, smooth plastered ceiling.

Bedroom Three

10' x 10' (3.05m x 3.05m)

Double glazed window to front aspect, radiator, power points, smooth plastered ceiling.

Bedroom Four

9'3 x 6'9 (2.82m x 2.06m)

Double glazed window to rear aspect, power points, smooth plastered ceiling.

Shower room

Comprising a built in shower cubicle with built in shower and fitted Rainfall shower head, vanity wash hand basin with mixer tap and cupboard under, close coupled WC, tiled walls and flooring, chrome heated towel rail, smooth plastered ceiling with inset downlights, double glazed window to rear aspect.

Rear garden

Being mainly laid to lawn with fenced surrounds, side access, personal door to garage.

Garage

With up and over door, power and light, plumbing for washing machine and space for Tumble dryer.

Front of property

Partly laid to lawn with Driveway providing off street parking for two vehicles.

Additional information

Tenure: Freehold

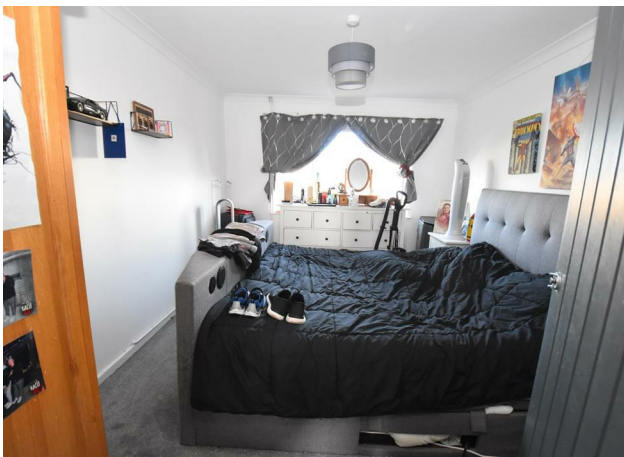
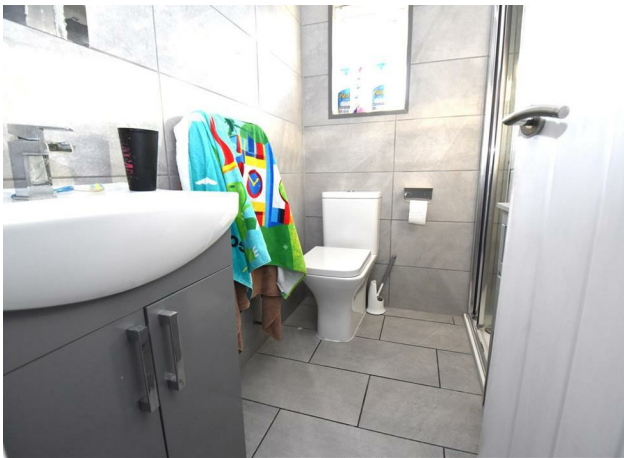
Council: Rochford District Council

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.

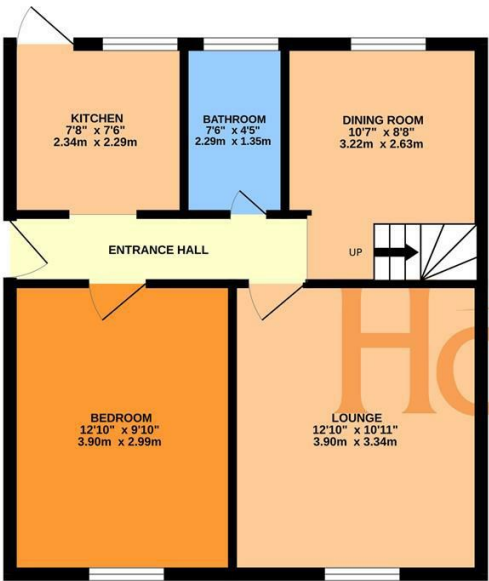
Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.



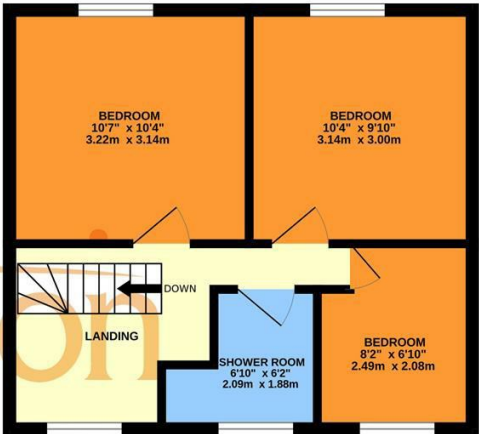
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GROUND FLOOR



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		Environmental Impact (CO ₂) Rating	
	Potential		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		England & Wales	
EU Directive 2002/91/EC		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.