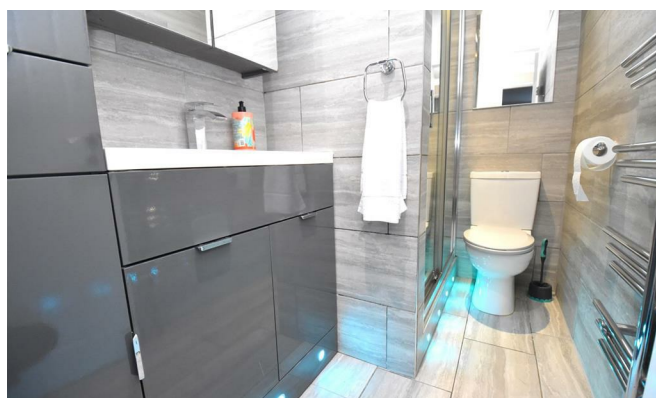


# 01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Nutcombe Crescent, Rochford, SS4 1RT

### Offers In Excess Of £365,000

Horizon Estate Agents are delighted to offer to market this immaculately presented, 2/3 bedroom, recently modernised, semi detached bungalow. The property comprises of a 20'9 x 9'2 Family Room, a newly fitted shower room, fitted kitchen and 2/3 good-sized bedrooms. Further benefits include a garage, an easily maintainable rear garden and a driveway providing ample off-street parking. Located on the sought after Holt Farm Estate, within walking distance to local schools, shops and transport links. Offered with NO ONWARD CHAIN. Internal viewing is essential.

[sales@horizonstates.co.uk](mailto:sales@horizonstates.co.uk)  
[horizonstates.co.uk](http://horizonstates.co.uk)



rightmove

onTheMarket.com

### **Entrance Hallway**

Obscured double glazed entry door, loft hatch, radiator, tiled flooring, smooth plastered ceiling.

### **Bedroom/Lounge**

13'0 (into bay) x 10'1 (3.96m (into bay) x 3.07m)

UPVC double glazed bay window to front aspect, radiator, power points, tiled flooring, coved smooth plastered ceiling.

### **Bedroom**

12'1 x 9'1 (3.68m x 2.77m)

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

### **Bedroom**

10'1 x 7'0 (3.07m x 2.13m)

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

### **Shower Room**

Three piece suite comprising of a shower unit, vanity wash hand basin with storage cupboards, low level W.C, heated towel rail, tiled walls, tiled flooring, coved smooth plastered ceiling.

### **Kitchen**

8'2 x 7'8 (2.49m x 2.34m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit with hose tap, four ring hob with extractor hood over, integrated oven, integrated dishwasher, power points, tiled flooring, smooth plastered ceiling.

### **Family Room**

20'9 x 9'2 (6.32m x 2.79m)

UPVC French Doors to rear garden, UPVC double glazed windows to rear aspect, space for fridge freezer, space and plumbing for washing machine and space for tumble dryer, storage cupboards, radiator, power points, tiled flooring, coved smooth plastered ceiling.

### **Rear Garden**

Patio seating area, laid to lawn, decked seating area, shed x2, access to garage.

### **Garage**

Up and over door, power points, obscured glazed windows to side and rear aspects.

### **Front of Property**

Driveway providing ample off-street parking, side access to garage.

### **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



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 <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		72	(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					
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.