

# 01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Sutton Road, Rochford, SS4 1HJ

### £285,000

Horizon Estate Agents are pleased to offer to market this three bedroom mid-terrace family home. The property comprises of three double bedrooms, a spacious lounge, separate dining room, fitted kitchen, family bathroom, a ground floor W.C and a good-sized rear garden. Located within walking distance to local transport links, schools, shops and pubs. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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rightmove

onTheMarket.com

### Entrance Hallway

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

### Lounge

14'7 (into bay) x 11'9 (4.45m (into bay) x 3.58m)

UPVC double glazed bay window to front aspect, feature fireplace, radiator, power points, wood effect flooring, textured ceiling.

### Dining Room

12'3 x 9'0 (3.73m x 2.74m)

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

### W.C.

Two piece suite comprising of a close coupled W.C, vanity wash hand basin, obscured UPVC double glazed window to side aspect, radiator, laminate flooring, smooth plastered ceiling

### Kitchen

12'3 x 8'6 (3.73m x 2.59m)

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

### First Floor Landing

Carpeted, smooth plastered ceiling.

### Bathroom

Three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level W.C, obscured UPVC double glazed window to front aspect, storage cupboard, radiator, loft hatch, partly tiled walls, laminate flooring, textured ceiling.

### Bedroom One

14'7 (into bay) x 11'5 (4.45m (into bay) x 3.48m)

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

### Bedroom Two

12'2 x 8'5 (3.71m x 2.57m)

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

### Bedroom Three

9'1 x 8'9 (2.77m x 2.67m)

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

### Rear Garden

Patio seating area, laid to lawn, shed.

### 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.

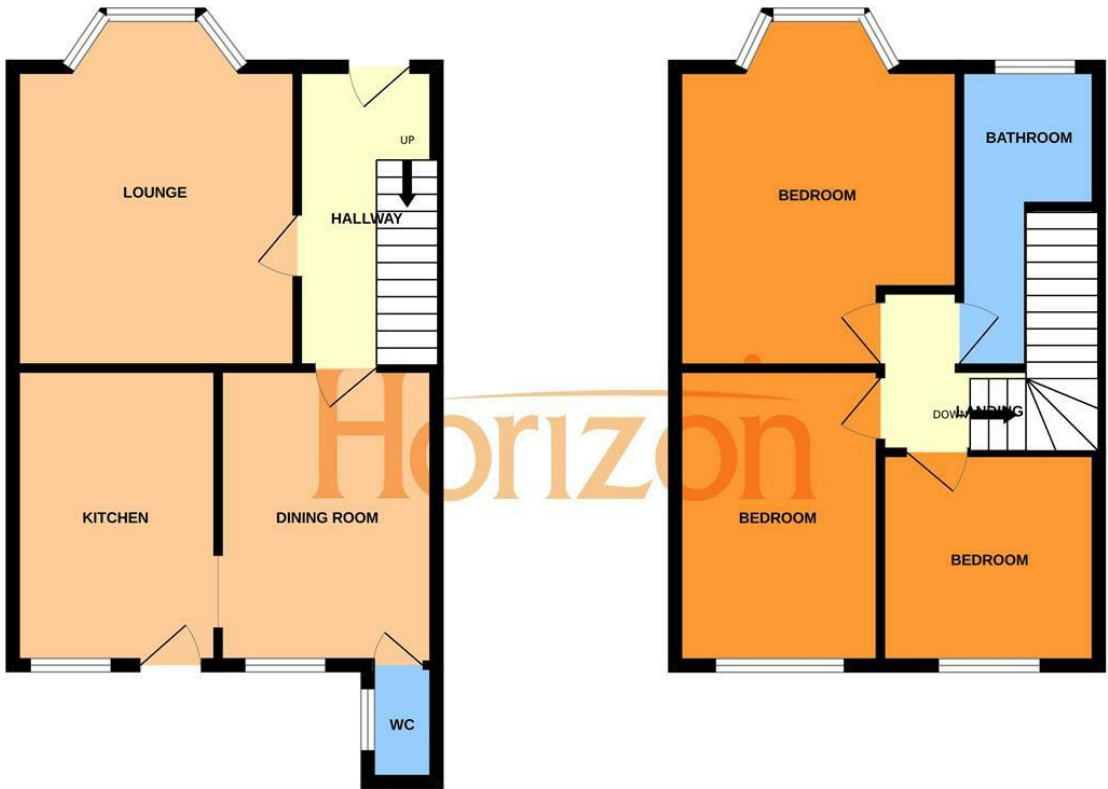


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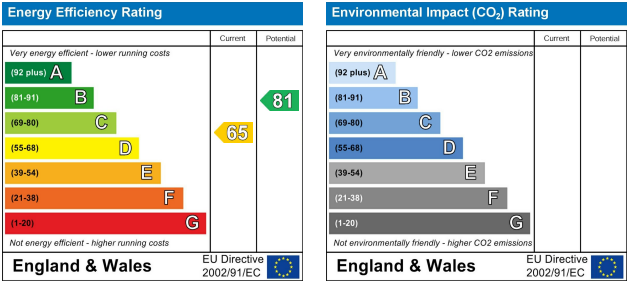
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GROUND FLOOR

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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