

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

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Sovereign Close, Rochford, SS4 1XB £425,000

Horizon Estate Agents are pleased to offer to market this well maintained and spacious three bedroom detached family home. The property comprises of three good-sized bedrooms, en-suite to bedroom one, a family bathroom, ground floor cloakroom, a 15'9 x 10'1 lounge and a 16'2 x 15'9 modern fitted kitchen with integrated appliances. Further benefits include both front and rear gardens, a driveway providing off-street parking and a garage. Located within walking distance to Rochford Railway Station, local schools and shops. Internal viewing is essential.

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Entrance Hallway

Obscured UPVC double glazed entry door, alarm system, radiator, power points, tiled flooring, textured ceiling.

Lounge

15'9 x 10'1 (4.80m x 3.07m)

Double glazed window to front aspect, double glazed door to rear garden, feature fireplace, radiator, power points, carpeted, textured ceiling.

Cloakroom

Two piece suite comprising of a close coupled W.C, wash hand basin, obscured double glazed window to front aspect, radiator, tiled flooring, textured ceiling

Kitchen/Diner

16'2 (max) x 15'9 (4.93m (max) x 4.80m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit with mixer tap, integrated Neff microwave oven/grill oven, four ring electric Neff hob with Neff extractor hood over, integrated fridge freezer, integrated dishwasher, integrated washing machine, double glazed windows to front, side and rear aspects, UPVC double glazed door to rear garden, storage cupboard, radiators, power points, tiled flooring, smooth plastered ceiling.

First Floor Landing

Obscured double glazed window to rear aspect, power points, carpeted, textured ceiling.

Bedroom One

12'9 x 11'5 (max) (3.89m x 3.48m (max))

Double glazed window to front aspect, fitted wardrobes, desk and drawers, radiator, power points, wood effect flooring, smooth plastered ceiling.

En-Suite

Three piece suite comprising of a shower unit, vanity wash hand basin, low level W.C, obscured double glazed window to side aspect, radiator, wood effect flooring, smooth plastered ceiling

Bathroom

Three piece suite comprising of a panelled bath with shower attachment, vanity wash hand basin, low level W.C, obscured double glazed window to rear aspect, radiator, carpeted, textured ceiling.

Bedroom Two

11'5 (max) x 10'1 (3.48m (max) x 3.07m)

Double glazed window to front aspect, fitted wardrobes, storage cupboard housing the boiler, radiator, power points, loft hatch, wood effect flooring, textured ceiling.

Bedroom Three

7'11 x 6'5 (2.41m x 1.96m)

Double glazed window to rear aspect, radiator, power points, wood effect flooring, textured ceiling.

Rear Garden

Paved patio seating area, laid to lawn with tree and flower bed borders, double electric point, water tap, side access to the front of the property.

Front of the Property

Driveway providing parking for one car, garage with up and over door providing additional parking or storage space. Front garden laid to lawn with flower beds.

Additional Information

Tenure: Freehold

Council: Rochford District Council

Tax Band: E

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.

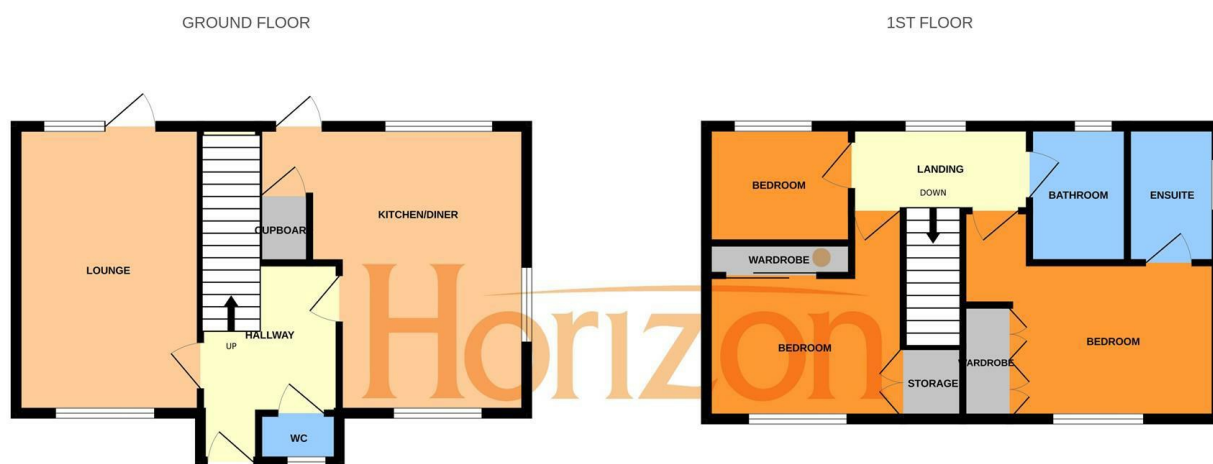


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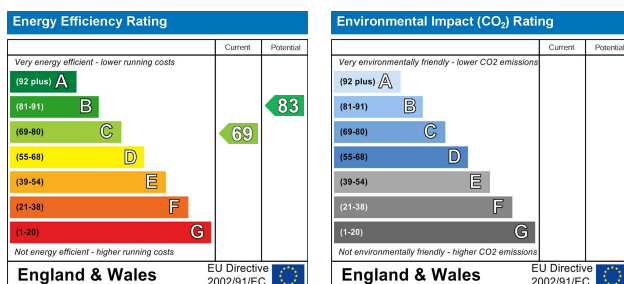
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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