

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Southend Road, Rochford, SS4 1HQ Offers In Excess Of £400,000

Horizon Estate Agents are pleased to offer to the market this three bedroom detached bungalow located within walking distance of local shops and amenities and close to Rochford Train Station. The property benefits from a spacious lounge, modern fitted kitchen, conservatory, spacious bath/shower room, garage, and a driveway providing off street parking for approximately 3 cars with the potential to create more parking. Viewing Internally is strongly recommended. NO ONWARD CHAIN.

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horizonstates.co.uk



rightmove

onTheMarket.com

Front entrance door to:

Porch

Front entrance door to:

Hallway

Laminate flooring, loft access, smooth plastered ceiling, radiator, doors off to:

Bedroom/living room

14'4 x 12'2 (4.37m x 3.71m)

Double glazed bay window to front aspect, double glazed window with obscured glass to side aspect, carpeted, radiator, smooth plastered ceiling

Bedroom

13'8 x 10'9 (4.17m x 3.28m)

Double glazed bay window to front aspect, carpeted, radiator, smooth plastered ceiling, built in wardrobes

Bedroom

12'3 x 8'5 (3.73m x 2.57m)

Double glazed sliding door to rear aspect, carpeted, radiator, smooth plastered ceiling

Lounge

18'1 x 11'2 (5.51m x 3.40m)

Double glazed French doors leading to conservatory, carpeted, radiator, smooth plastered ceiling, storage cupboard

Kitchen

30'2" x 10'0" > 19'8" x 9'10" (9.22m x 3.07m > 6'3)

Double glazed windows to side and rear aspect, double glazed single door with obscured glass to side aspect, base level units with work surface over, stainless steel inset sink and drainer, space for Range cooker with extractor fan over, space for appliances, integrated storage cupboards, smooth plastered ceiling, part tiled walls, radiator, door to:

Conservatory

18'9" > 9'8 x 15'8" (5.72m > 2.95m x 4.78m)

Double glazed windows to side and rear aspect, double glazed sliding doors to rear aspect, laminate flooring, radiator

Shower room

Double glazed window with obscured glass to side aspect, double tray walk in shower cubicle with rainfall shower head and secondary shower attachment, close coupled wc, pedestal wash hand basin, radiator, smooth plastered ceiling

WC

Double glazed window to side aspect, close coupled wc

Garage

Up and over door, light and power

Exterior

Rear garden commences with hard standing patio leading to lawn, side access, storage shed, shrubs and flower beds to borders, further patio to rear of garden, outside tap, outside lights

Front - shared access driveway leading to personal driveway and garage, remainder laid to lawn

Additional Information

Tenure - Freehold

Council - Rochford District Council

Council Tax Band - D

Agent notes

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 floor plan 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	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		62	78
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
		54	72

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.

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