

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

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Princess Gardens, Rochford, SS4 3BL £440,000

Horizon Estate Agents are delighted to offer to market this modern and spacious 3 bedroom semi-detached family home, located in the heart of Ashingdon. The property comprises of three double bedrooms, two bathrooms, a 25'8 x 13'9 lounge and a 34'7 x 9'8 kitchen/diner/conservatory. Further benefits include new karndean flooring throughout, a paved driveway for 3 cars and a rear garden at approximately 100ft, with sheds and patio seating areas. Located within close proximity to local schools, shops and bus links. Internal viewing is essential.

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Hallway

Obscured UPVC double glazed entry door, storage cupboard, radiator, power points, karndean flooring, smooth plastered ceiling.

Kitchen/Diner/Conservatory

34'7 x 9'8 (10.54m x 2.95m)

Range of eye and base level units with work surfaces over, stainless steel sink and drainer unit, integrated washing machine, 6 ring gas cooker with extractor hood over, fridge freezer, integrated dishwasher, UPVC double glazed windows to side and rear aspects, UPVC double glazed French Doors to side, radiator, power points, smooth plastered ceiling, karndean flooring.

Bathroom

Three piece suite comprising of a panelled corner bath, pedestal wash hand basin, low level W.C, obscured double glazed window to rear aspect, radiator, tile effect flooring, coved smooth plastered ceiling.

Bedroom

12'2 x 8'9 (3.71m x 2.67m)

UPVC double glazed French Doors to rear garden, radiator, power points, karndean flooring, coved textured ceiling.

Lounge

25'8 x 13'9 (7.82m x 4.19m)

UPVC double glazed French Doors to rear garden, radiator, power points, karndean flooring, coved textured ceiling.

First Floor Landing

Karndean flooring, smooth plastered ceiling.

Shower Room

Three piece suite comprising of a shower unit, vanity wash hand basin, low level W.C, obscured UPVC double glazed window to rear aspect, heated towel rail, tiled walls, wood effect flooring, smooth plastered ceiling.

Bedroom

12'2 x 10'1 (3.71m x 3.07m)

UPVC double glazed window to rear aspect, radiator, power points, karndean flooring, smooth plastered ceiling.

Bedroom

22'0 x 11'4 (6.71m x 3.45m)

UPVC double glazed windows to front aspect, radiator, power points, karndean flooring, smooth plastered ceiling.

Rear Garden

Approximately 100 ft rear garden, mainly laid to lawn with tree and shrub borders, patio seating areas, sheds, side access to the front of the property.

Front of the Property

Paved driveway providing off-street parking for 3 cars.

Additional Information

Tenure: Freehold

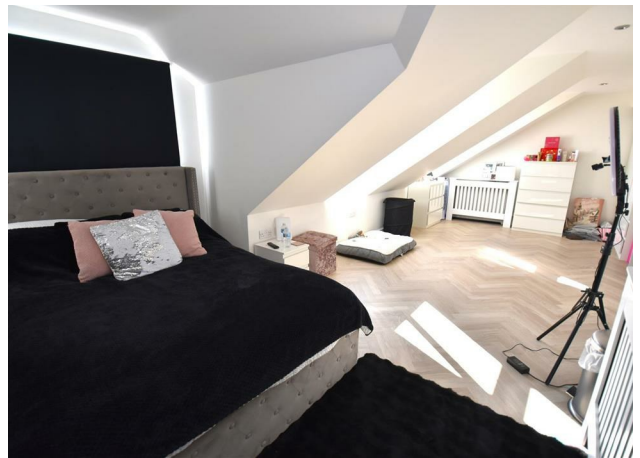
Council: Rochford District Council

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.

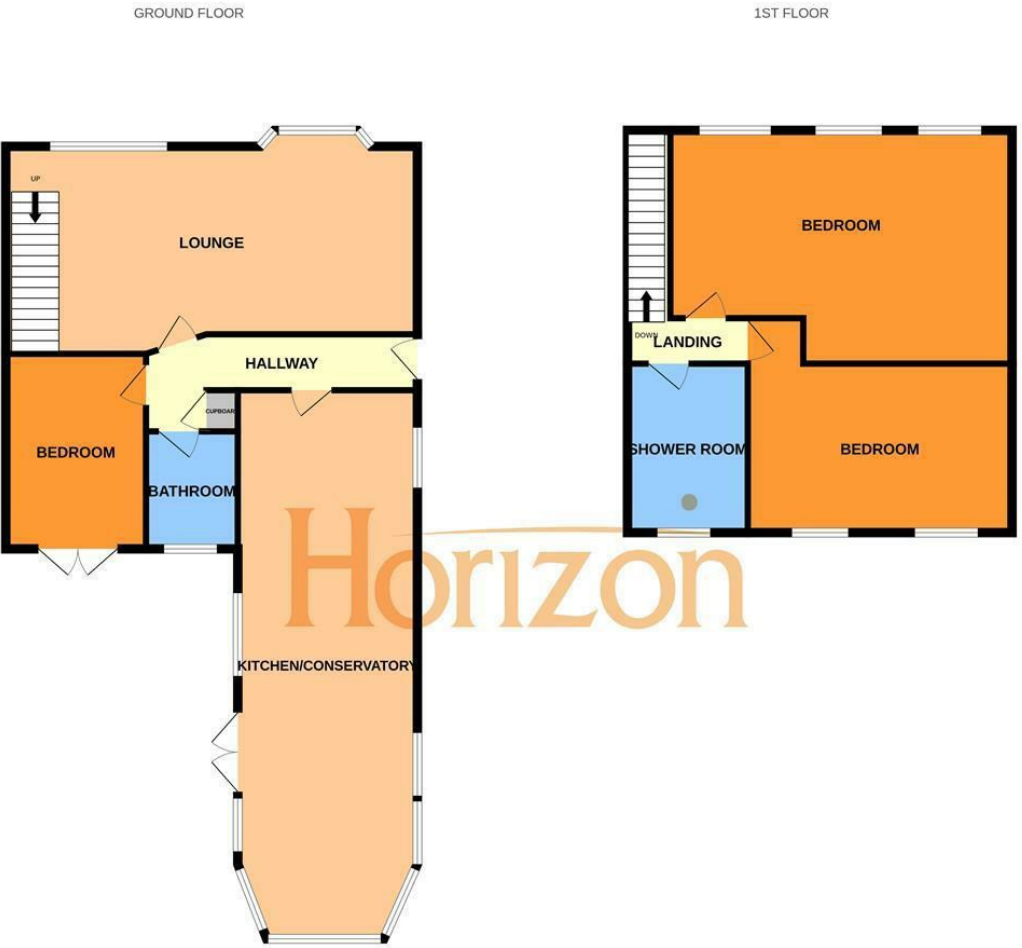
Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.



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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			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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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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