

# 01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Somerset Avenue, Rochford, SS4 1QA

### £325,000

Horizon Estate Agents are pleased to offer to market this spacious three bedroom semi-detached house. The property comprises of three double bedrooms, two reception rooms, a spacious kitchen/breakfast room and a shower room. Further benefits include a good-sized rear garden and a driveway providing ample off-street parking. Located within walking distance to local schools, shops, bus links and Rochford Railway Station. Offered with NO ONWARD CHAIN. Internal viewing is essential.

### **Porch**

Obscured double glazed French entry doors, laminate flooring, further obscured glazed door leading to:

### **Hallway**

Window to side aspect, radiator, under stairs storage cupboard, power points, carpeted, coved textured ceiling.

### **Lounge**

12'11 x 12'5 (3.94m x 3.78m)

Double glazed window to front aspect, brick feature fireplace, radiator, power points, carpeted, coved textured ceiling, opening leading to:

### **Dining Room**

11'10 x 11'4 (3.61m x 3.45m)

Radiator, power points, carpeted, coved textured ceiling, French doors leading to:

### **Kitchen/Breakfast Room**

18'3 x 7'9 (5.56m x 2.36m)

Range of eye and base level units with work surfaces over, integrated oven, four ring electric hob, composite sink drainer unit, space and plumbing for washing machine, space for fridge freezer, double glazed sliding door to rear garden, double glazed windows to rear and side aspects, radiator, power points, wood effect flooring, textured ceiling.

### **First Floor Landing**

Obscured double glazed window to side aspect, loft hatch, power points, carpeted, coved textured ceiling.

### **Bedroom One**

12'10 x 11'6 (3.91m x 3.51m)

Double glazed window to front aspect, fitted wardrobes, radiator, power points, carpeted, smooth plastered ceiling.

### **Bedroom Two**

11'10 x 10'7 (3.61m x 3.23m)

Double glazed window to rear aspect, fitted wardrobes, storage cupboard housing Vaillant Boiler, radiator, power points, carpeted, smooth plastered ceiling.

### **Bedroom Three**

9'11 x 7'5 (3.02m x 2.26m)

Double glazed window to front aspect, radiator, power points, laminate flooring, smooth plastered ceiling.

### **Bathroom**

Four piece suite comprising of a shower unit, panelled bath, pedestal wash hand basin, low level W.C, obscured double glazed window to rear aspect, radiator, tiled walls, laminate flooring, textured ceiling.

### **Rear Garden**

Patio seating area, laid to lawn with tree and shrub borders.

### **Front of Property**

Driveway providing ample off-street parking, access to storage area.

### **Additional Information**

Tenure: Freehold

Council: Rochford District Council

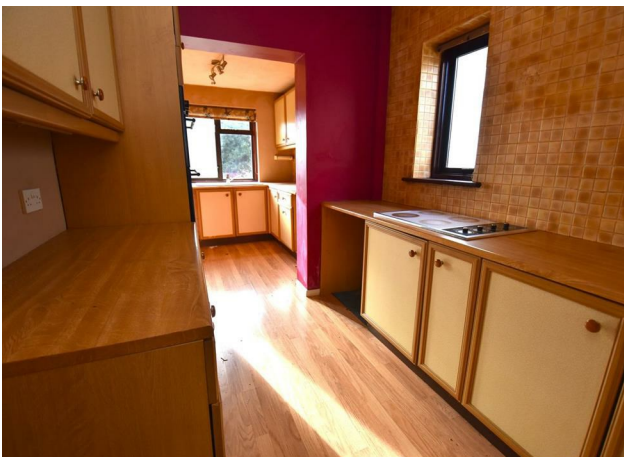
Tax Band: D

### **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.



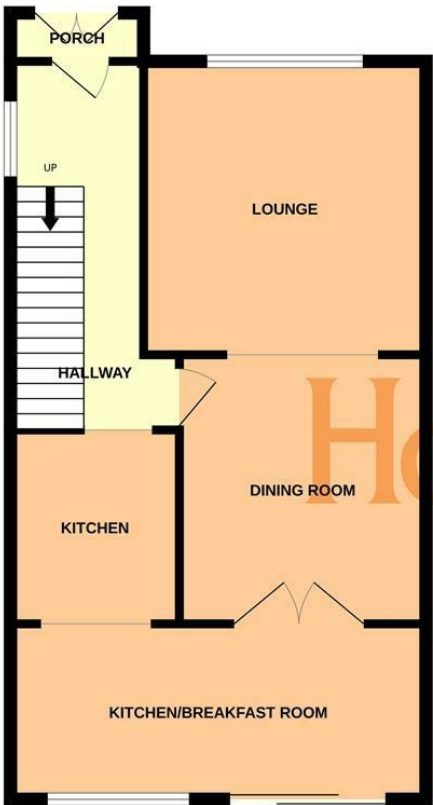


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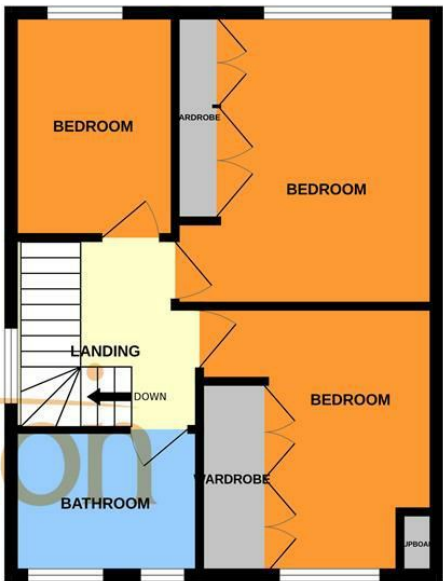
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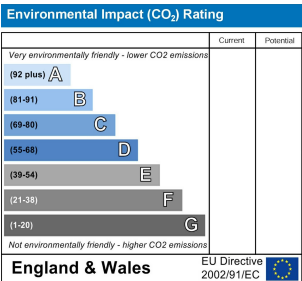
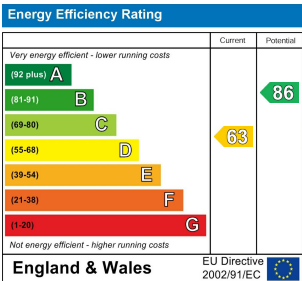
GROUND FLOOR



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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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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