

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Wedgwood Way, Rochford, SS4 3AS Offers In The Region Of £365,000

Horizon Estate Agents are pleased to bring to market this spacious two bedroom link detached bungalow located in a sought after area of Rochford. The property comprises of two double bedrooms, a large living room, an orangery style conservatory, a good-sized fitted kitchen, a fitted shower room and a further W.C. Further benefits include a garage with access both via the front and rear of the property and a generously sized private rear garden. Located within easy reach of local schools, transport links, shops and amenities. Internal viewing is essential.

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onTheMarket.com

Porch

Obscured sliding door leading, further obscured double glazed entry door leading to:

Hallway

Obscured double glazed window to side aspect, airing cupboard, loft hatch, radiator, power points, carpet, coved textured ceiling.

Lounge/Diner

18'2 x 11'8 (5.54m x 3.56m)

Double glazed sliding door to conservatory, gas feature fireplace, radiator, power points, carpet, textured ceiling

Conservatory

10'6 x 9'5 (3.20m x 2.87m)

Double glazed french doors leading to rear garden, double glazed windows to rear and side aspects, wood effect flooring

Bedroom

12'3 x 10'8 (3.73m x 3.25m)

Double glazed window to front aspect, radiator, power points, carpet, coved textured ceiling

Bedroom

12'2 x 9'4 (3.71m x 2.84m)

Double glazed window to front aspect, radiator, power points, wood effect flooring, coved textured ceiling

Shower Room

Three piece suite comprising of a shower unit, pedestal wash hand basin, low level W.C, obscured double glazed window to side aspect, heated towel rail, mirrored wall mounted unit, tiled walls, tiled flooring, coved textured ceiling

W.C.

Two piece suite comprising of a low level W.C, wash hand basin, obscured double glazed window to side aspect, mirrored wall mounted unit, carpet, textured ceiling

Kitchen

15'1 x 9'9 (4.60m x 2.97m)

Range of eye and base level units with work surfaces over, composite sink and drainer unit with mixer tap, integrated electric double oven, four ring electric hob with extractor hood over, washing machine, dishwasher, space for fridge freezer, double glazed door to side, double glazed window to side and rear aspect, partly tiled walls, power points, carpet, textured ceiling.

Rear Garden

Mainly laid to lawn with tree and shrub borders, patio area, access to garage, side access to front of property

Front of Property

Driveway providing off-street parking for one vehicle, garage providing an additional parking space.

Additional Information

Tenure: Freehold

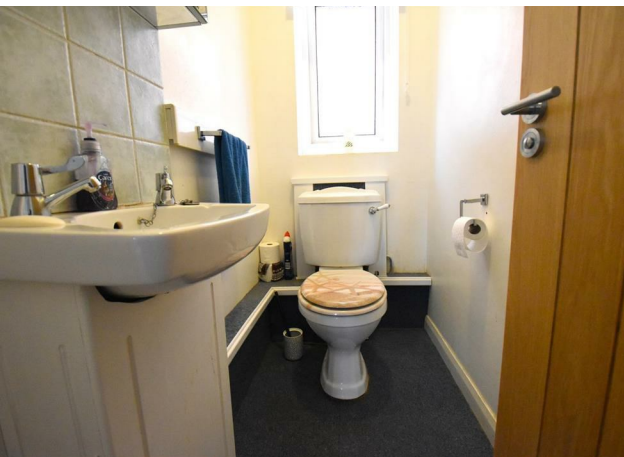
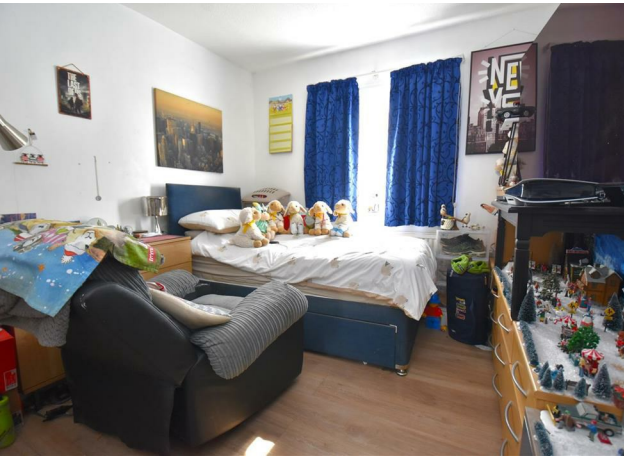
Council: Rochford District Council

Tax Band: D

Agents 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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GROUND FLOOR
1057 sq.ft. (98.2 sq.m.) approx.



TOTAL FLOOR AREA: 1057 sq.ft. (98.2 sq.m.) approx.

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				Very environmentally friendly - lower CO ₂ emissions	
(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				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	
					

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.