

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Rectory Avenue, Rochford, SS4 3AW £400,000

Horizon Estate Agents are delighted to offer to market this modern and extended, three bedroom semi-detached family home. The property comprises of three double bedrooms, an en-suite to bedroom one, a four piece family bathroom, 28'5 x 10'1 lounge diner, a fitted kitchen and a ground floor office. Further benefits include a rear garden with a paved patio seating area and a paved driveway providing ample off-street parking. Located within close proximity to local schools, shops and transport links. Internal viewing is essential.

sales@horizonestates.co.uk
horizonestates.co.uk



Entrance Hall

Composite entry door, UPVC double glazed window to front aspect, radiator, power points, wood effect flooring, smooth plastered ceiling.

Office

8'0 x 7'6 (2.44m x 2.29m)

Power points, wood effect flooring, smooth plastered ceiling.

Lounge/Diner

28'5 x 10'1 (8.66m x 3.07m)

UPVC double glazed windows to front and side aspects, UPVC French Doors to rear garden, radiators, power points, wood effect flooring, smooth plastered ceiling.

Kitchen

11'1 x 9'6 (3.38m x 2.90m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, four ring gas hob with extractor hood over, integrated oven, space for fridge freezer, space and plumbing for washing machine and dishwasher, storage cupboard, UPVC double glazed window to rear aspect, UPVC obscured double glazed door to rear garden, radiator, power points, tiled flooring, smooth plastered ceiling.

First Floor Landing

Loft hatch, airing cupboard, carpeted, smooth plastered ceiling.

Bedroom One

13'5 x 10'2 (4.09m x 3.10m)

UPVC double glazed window to rear aspect, storage cupboard, radiator, power points, smooth plastered ceiling.

En-Suite

Three piece suite comprising of a shower unit, close coupled W.C, vanity wash hand basin, obscured UPVC double glazed window to side aspect, tiled walls & flooring, smooth plastered ceiling.

Bedroom Two

12'4 x 10'11 (3.76m x 3.33m)

UPVC double glazed window to front aspect, radiator, power points, carpeted, smooth plastered ceiling.

Bedroom Three

12'4 x 8'1 (3.76m x 2.46m)

UPVC double glazed window to front aspect, storage cupboard, radiator, power points, carpeted, smooth plastered ceiling.

Bathroom

Four piece suite comprising of a panelled bath, shower unit, vanity wash hand basin, close coupled W.C, obscured UPVC double glazed window to rear aspect, heated towel rail, tiled flooring, smooth plastered ceiling.

Rear Garden

Paved patio seating area, laid to artificial lawn, shed, side access to the front of the property.

Front of Property

Paved driveway providing ample off-street parking.

Additional Information

Tenure: Freehold

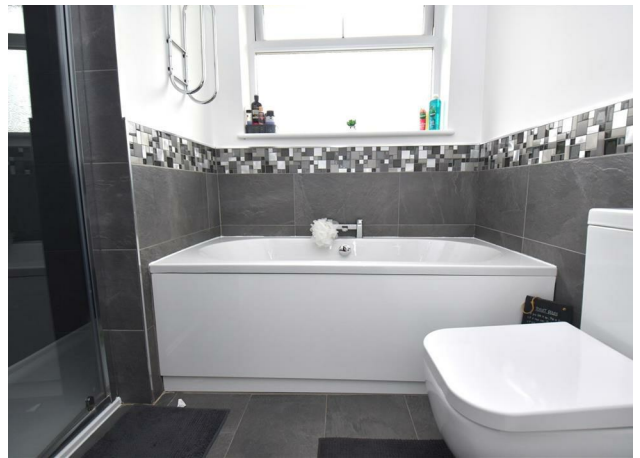
Council: Rochford District Council

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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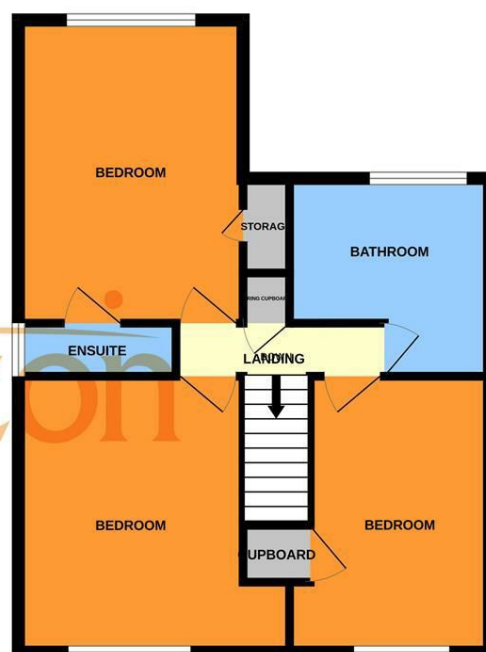
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GROUND FLOOR



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		71
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
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	

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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