

# 01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Devon Gardens, Rochford, SS4 3AJ

### £330,000

Horizon Estate Agents are delighted to offer to market this well maintained, two bedroom semi-detached bungalow, situated in a quiet cul-de-sac location. The property comprises of two good-sized bedrooms, a bathroom, kitchen and a 17'11 x 10'8 Lounge/Diner. Further benefits include a rear garden with a paved patio seating area, a garage and a paved driveway providing ample off-street parking. Located within close proximity to local schools, shops and transport links. Offered with NO ONWARD CHAIN. Internal viewing is essential.

### **Hallway**

Obscured UPVC double glazed entry door, airing cupboard, loft hatch, radiator, power points, carpeted, textured ceiling.

### **Bedroom**

9'4 x 8'7 (2.84m x 2.62m)

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

### **Bedroom**

13'4 x 10'8 (4.06m x 3.25m)

UPVC double glazed bay window to front aspect, radiator, power points, carpeted, textured ceiling.

### **Bathroom**

Three piece suite comprising of a panelled bath with shower attachment, pedestal wash hand basin, low level W.C, obscured UPVC double glazed window to side aspect, radiator, tiled walls, carpeted, textured ceiling.

### **Lounge**

17'11 x 10'8 (5.46m x 3.25m)

UPVC double glazed sliding doors to rear garden, radiator, power points, carpeted, textured ceiling.

### **Kitchen**

9'4 x 8'7 (2.84m x 2.62m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit with mixer tap, space for fridge freezer, space for cooker, space and plumbing for washing machine, UPVC double glazed window to rear aspect, power points, tiled walls, carpeted, coved textured ceiling.

### **Rear Garden**

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

### **Front Of Property**

Access to garage with up and over door, 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.

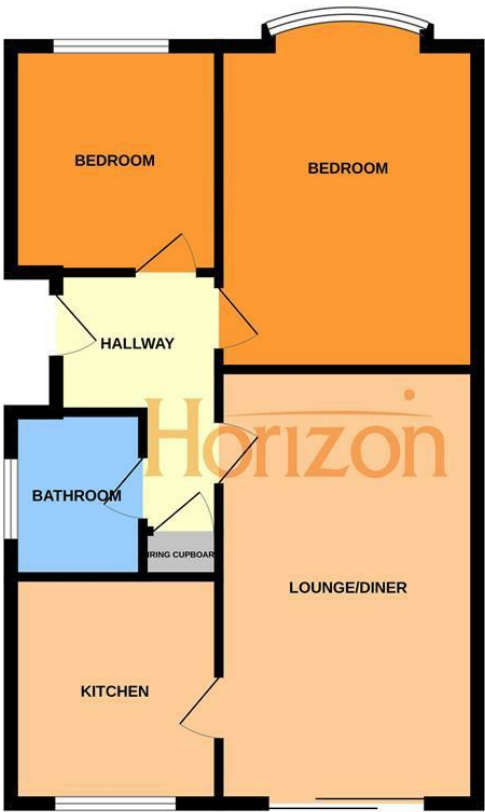






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GROUND FLOOR



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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.