

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Ashcombe, Rochford, SS41SL Offers In Excess Of £330,000

Horizon Estate Agents are delighted to bring to the property market this two bedroom semi detached bungalow. Situated on the popular Holt Farm Estate, being close to local shops, bus route, schools and train station. The property comprises of two double bedrooms, lounge overlooking the secluded rear garden. Kitchen/diner 19'3 x 9'9, conservatory/garden room and shower room. The rear garden is secluded with patio and private patio area. Garage and ample parking. NO ONWARD CHAIN.

Viewing internally is strongly recommended.

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horizonestates.co.uk



rightmove

onTheMarket.com

Composite and part glazed entrance door to:

Hallway

Textured ceiling with loft access. Carpet. Doors to:

Bedroom

12'1 x 9'9 (3.68m x 2.97m)

UPVC double glazed window to front, electric storage heater and carpet.

Bedroom

11'0 x 10'3 (3.35m x 3.12m)

UPVC double glazed window to front, electric storage heater, built in wardrobes and carpet.

Lounge

15'6 x 10'9 (4.72m x 3.28m)

UPVC double glazed French doors to rear, electric storage heater and carpet.

Shower room

UPVC double glazed window to rear, white suite comprising double shower cubicle, close coupled WC and vanity wash hand basin. Tiled walls, vinyl flooring and heated towel rail.

Kitchen/diner

19'3 x 9'9 (5.87m x 2.97m)

UPVC double glazed window and door to rear and UPVC double glazed window to side. Smooth plastered ceiling, part tiled walls, tiled flooring and electric storage heater. Range of base and eye level units with work surfaces and inset sink and drainer. Integrated oven and hob, space and plumbing for domestic appliances.

Conservatory/Garden Room

14'5 x 7'2 (4.39m x 2.18m)

UPVC double glazed windows to rear and sides. UPVC double glazed doors to rear. Wood effect flooring.

Rear Garden

Commences with a patio leading to a private patio area. Lawn with borders containing a variety of flowers, shrubs and trees. Side area which leads to the rear of the garage.

Garage

Up and over door, power and light. UPVC double glazed door and window to rear.

Front

Ornamental dwarf wall leading to blocked paved driveway for approximately 5 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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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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) 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.