

# 01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## South Avenue, Hullbridge, SS5 6HA £350,000

Horizon Estate Agents are delighted to offer to market this spacious three bedroom semi-detached house. The property comprises of three good-sized bedrooms, two large reception rooms, a fitted kitchen and a family bathroom. Further benefits include a rear garden and a paved driveway providing ample off-street parking. Located within close proximity to bus links, local schools and shops. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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### **Porch**

Wooden obscured glazed entry door, tiled flooring, further wooden obscured glazed door to rear garden and another leading to:

### **Entrance Hallway**

Stairs to the first floor, radiator, power points, wood effect flooring, coved textured ceiling.

### **W.C.**

Two piece suite comprising of a low level W.C, wash hand basin, radiator, obscured UPVC double glazed window to side aspect, tile effect flooring, coved textured ceiling.

### **Kitchen**

18'3 x 7'5 (5.56m x 2.26m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, space for cooker, space for fridge and freezer, space and plumbing for washing machine, radiator, power points, wood effect flooring, coved textured ceiling, opening leading to:

### **Dining Room**

16'6 x 7'5 (5.03m x 2.26m)

UPVC double glazed windows to front and side aspects, radiator, power points, storage cupboard, wood effect flooring, coved textured ceiling.

### **Lounge**

15'3 x 11'6 (4.65m x 3.51m)

UPVC double glazed French Doors to rear garden, UPVC double glazed window to rear aspect, radiator, power points, carpeted, coved textured ceiling.

### **First Floor Landing**

Loft hatch, carpeted, coved textured ceiling.

### **Bedroom One**

15'3 x 11'6 (4.65m x 3.51m)

UPVC double glazed window to rear aspect, fitted wardrobes, storage cupboard housing the boiler, radiator, power points, carpeted, coved textured ceiling.

### **Bedroom Two**

12'5 x 7'5 (3.78m x 2.26m)

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

### **Bedroom Three**

12'5 (max) x 7'5 (3.78m (max) x 2.26m)

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

### **Bathroom**

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

### **Rear Garden**

Fully paved with tree and shrub borders, side access via the Porch.

### **Front of the 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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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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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