

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Craven Close, Rochford, SS4 3DD

£390,000

Horizon Estate Agents are pleased to bring to market this spacious four bedroom semi-detached family home, located on a generous corner plot within walking distance of the Golden Cross shops, amenities and transport links. The property comprises of three double bedrooms, a large lounge/diner, kitchen, a family bathroom, shower room and W.C. Further benefits include newly fitted boiler, electrics, a driveway with off-street parking, a garage and a good-sized rear garden with patio areas. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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rightmove

onTheMarket.com

Entrance Hall

Upvc obscured double glazed entrance door, upvc obscured double glazed window to front aspect, smooth plastered ceiling with spotlights, radiator, stairs to first floor, under stairs storage, wood flooring.

Bedroom Two

14'11" x 10'9" (4.55m' x 3.28m)

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

Shower Room

Walk in shower with rainfall shower attachment over, upvc obscured double glazed window to side aspect, smooth plastered ceiling, tiled affect walls, heated towel rail, wood flooring.

Bathroom

Three piece suite comprising panelled bath with shower attachment over, vanity unit wash hand basin, W.C, upvc obscured double glazed window to side aspect, spotlights, wood flooring.

Lounge/Diner

27'10" x 11' (8.48m' x 3.35m)

Upvc double glazed window to rear aspect, textured ceiling, radiator, power points, wall lights, carpeted, opening to:

Kitchen

18'8" x 8'4" (5.69m' x 2.54m')

A range of eye and base level units with working surfaces over, Chefmaster oven with five ring gas hob, extractor fan over, space and plumbing for appliances, upvc double glazed French door to rear aspect, upvc double glazed window to rear aspect, Two upvc double glazed windows to side aspect, smooth plastered ceiling with spotlights, part tiled walls, radiator, power points, wood effect flooring.

Landing

Upvc double glazed window to side aspect, textured ceiling, doors off to all rooms.

Bedroom One

16'8" x 13' (5.08m' x 3.96m)

Upvc double glazed window to front aspect, textured ceiling, radiator, power points, fitted wardrobes, carpeted.

Bedroom Three

12'4" x 10'1" (3.76m' x 3.07m')

Upvc double glazed window to rear aspect, loft access, radiator, power points, wood flooring.

Bedroom Four

9'5" x 9'4" (2.87m' x 2.84m')

Upvc double glazed window to rear aspect, textured ceiling, radiator, power points, wood flooring.

W/C

Closed coupled W.C wash hand basin, textured ceiling, tiled effect flooring.

Rear of Property

Large corner plot garden with multiple paved patio seating areas.

Garage

Up and over door, power and light.

Front of Property

Paved driveway leading to garage proving off-street parking, side access to rear garden.

Additional Information

Tenure: Freehold

Council: Rochford District Council

Tax Band: D

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
809 sq.ft. (75.2 sq.m.) approx.

1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1276 sq.ft. (118.6 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					
(92 plus) A					
(81-91) B					
(69-80) C					
(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			

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(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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