

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Minton Heights, Rochford, SS4 3EQ

Offers In Excess Of £490,000

Horizon Estate Agents are pleased to offer to the market this recently renovated spacious three bedroom detached bungalow. Situated in the popular location of Minton Heights, being close to local shops, bus routes and schools. The property has the benefit of a good size rear garden, garage and off street parking. Internal viewing is essential. NO ONWARD CHAIN.

Entrance

Upvc obscured double glazed entrance door to;

Entrance Hall

Built in storage cupboard, further built in cupboard, brand new fitted carpets, radiator, telephone point, power point, coving to textured ceiling with loft access, indest vent, doors off to all rooms;

Lounge

18' x 11'8 (5.49m x 3.56m)

Double glazed patio doors to rear aspect leading to rear garden, brand new fitted carpets, feature fireplace, radiator, power points, wall mounted lights, coving to textured ceiling.

Bedroom One

14'4 x 11'1 (4.37m x 3.38m)

Upvc double glazed window to front aspect, brand new fitted carpets, radiator, power points, textured ceiling.

Bedroom Two

13'4 x 9'10" (4.06m x 3.00m)

Upvc double glazed window to front aspect, brand new fitted carpets, radiator, power points, textured ceiling.

Bedroom Three

9'8' x 8'7" (2.95m' x 2.62m)

Upvc double glazed window to front aspect, brand new fitted carpets, radiator, power points, textured ceiling.

Bathroom

Comprising a built in shower cubicle, panelled bath, vanity unit wash hand basin, part tiled walls, heated towel rail, obscured double glazed window to side aspect, wood flooring.

Separate W.C

Comprising close coupled W.C, wall mounted wash hand basin, radiator, obscured double glazed window to side aspect, wood flooring, textured ceiling.

Kitchen/Diner

17'2 x 9'9 (5.23m x 2.97m)

Comprising a range of fitted eye and base level units with working surfaces over, inset stainless steel two and a half bowl sink unit with mixer tap, washing machine, cooker, further space for a fridge/freezer. Double glazed window to rear aspect, double glazed window to side aspect, double glazed door to side aspect leading to rear garden.

Rear garden

Commencing with decking area, remainder laid to lawn with inset shrubs and trees to rear.

Garage

With up and over door power and light, personal door to rear garden.

Additional Information

Tenure: Freehold

Council: Rochford District Council

Tax Band: E

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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Whilst every attempt has been made to ensure the accuracy of the floor plan 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				Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A				(92 plus) A		
(81-91) B				(81-91) B		
(69-80) C				(69-80) C		
(55-68) D				(55-68) D		
(39-54) E				(39-54) E		
(21-38) F				(21-38) F		
(1-20) G				(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC		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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