

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Nansen Avenue, Rochford, SS4 3EA £400,000

Horizon Estate Agents are delighted to offer to market this spacious four bedroom semi-detached chalet, situated in a cul-de-sac location. The property comprises of four bedrooms, a family bathroom, ground floor cloakroom, 17'4 x 10'11 Lounge and an open plan kitchen/diner. Further benefits include a rear garden, garage and a driveway providing off-street parking for two cars. Located within close proximity to local schools, shops and transport links. Internal viewing is essential.

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rightmove



Entrance Hallway

Obscured UPVC double glazed entry door, radiator, power points, carpeted, textured ceiling.

Lounge

17'4 x 10'11 (5.28m x 3.33m)

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

W.C.

Two piece suite comprising of low level W.C, pedestal wash hand basin, obscured UPVC double glazed window to front aspect, laminate flooring, textured ceiling.

Kitchen/Diner

21'8 x 12'3 max (6.60m x 3.73m max)

Kitchen - Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, space for fridge freezer, space and plumbing for washing machine, space for cooker, UPVC double glazed windows to front aspect, storage cupboard, power points, laminate flooring, coved textured ceiling.

Dining Room - Double glazed sliding doors to rear aspect, radiator, power points, carpeted, coved textured ceiling.

First Floor Landing

Airing cupboard, loft hatch, power points, carpeted, textured ceiling.

Bedroom One

18'3 x 8'3 (5.56m x 2.51m)

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

Bedroom Two

11'1 x 10'10 (3.38m x 3.30m)

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

Bedroom Three

8'1 x 7'0 (2.46m x 2.13m)

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

Family Bathroom

Three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, close coupled W.C, obscured UPVC double glazed window to rear aspect, radiator, tiled walls, laminate flooring, textured ceiling.

Bedroom Four

7'5 x 5'7 (2.26m x 1.70m)

Double glazed velux window to front aspect, radiator, power points, carpeted, smooth plastered ceiling.

Rear Garden

Paved patio seating area, gravel with shrub borders. Side access to the front of the property. Door Leading to:

Garage

Up and over door, power points.

Front of Property

Driveway providing off-street parking for two cars.

Additional Information

Tenure: Freehold

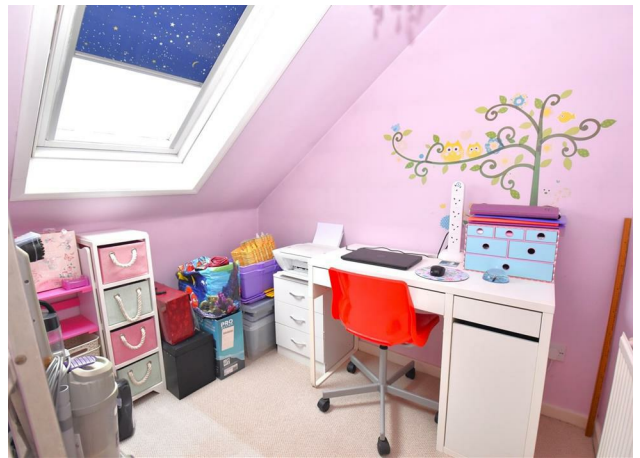
Council: Rochford District Council

Tax Band: D

Agents Notes

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.



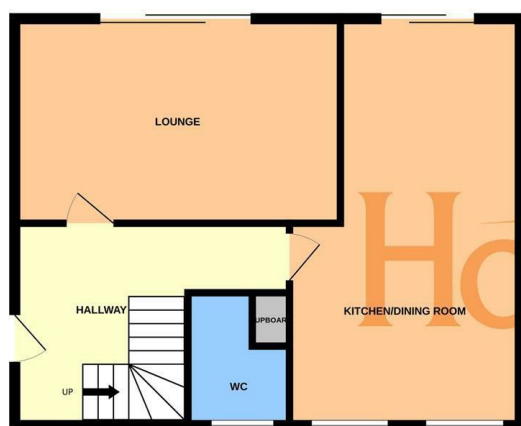
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GROUND FLOOR



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) 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		

Environmental Impact (CO₂) 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.

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