

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Central Avenue, Rochford, SS4 3BQ

Guide Price £350,000

* Guide Price £350,000 - £375,000* Horizon Estate Agents are pleased to offer for sale this versatile Three bedroom, Two reception room semi detached chalet. The property benefits from a South backing rear garden and has a garage plus off street parking. Further features include a modern bathroom suite, and a study. Situated in a popular location within easy access of local Schools, shops and bus routes. Offered with no onward chain. An early internal viewing is advised.

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Entrance

Double glazed entrance door to:-

Lounge

16'11 x 12'3 max (5.16m x 3.73m max)

Double glazed window to front aspect, stone fireplace, radiator, power points, double glazed door to Lobby further door to:-

Kitchen

10'1 x 7'4 (3.07m x 2.24m)

Comprising of eye and base level units, with rolled edge working surface over, inset stainless steel single drainer sink unit with mixer tap, part tiled walls, built in oven, four ring electric hob with extractor fan over, space and plumbing for washing machine, space for Fridge, power points, smooth plastered ceiling with inset spotlights, double glazed window and door to side aspect leading to garden.

Lobby

Built in storage cupboard, textured ceiling, doors off to:-

Dining Room

15'3 x 9'5 (4.65m x 2.87m)

Double glazed patio doors to rear aspect, built in cupboards, power points, radiator.

Bedroom Three

8'11 x 7'2 (2.72m x 2.18m)

Double glazed window to rear aspect, radiator, textured ceiling, power points.

Bathroom

Comprising of modern three piece suite, concealed cistern W.C, vanity wash hand basin with cupboard under, panelled bath with mixer tap and shower attachment, part tiled walls, chrome heated towel rail, obscure double glazed window to side aspect, smooth plastered ceiling with inset spotlights.

Landing

Double glazed window to side aspect, textured ceiling, doors off to:-

Bedroom One

15'7 x 10' (4.75m x 3.05m)

Double glazed window to front aspect, radiator, coving to ceiling, power points.

Bedroom Two

10'8 x 8'2 (3.25m x 2.49m)

Double glazed window to rear aspect, radiator, built in storage cupboard, power points.

Study

7'7 x 7'7 (2.31m x 2.31m)

Double glazed window to rear aspect, radiator, wall mounted boiler, power points.

Rear Garden

Commencing with patio arear, south backing rear garden, various flowers and shrubs to borders, side gate leading to:-

Detached garage

17'7 x 8'3 (5.36m x 2.51m)

With up and over door, power and light. Approached from driveway to front of property.

Front of property

To the front of the property offers off street parking with double gates, leading to Garage

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.



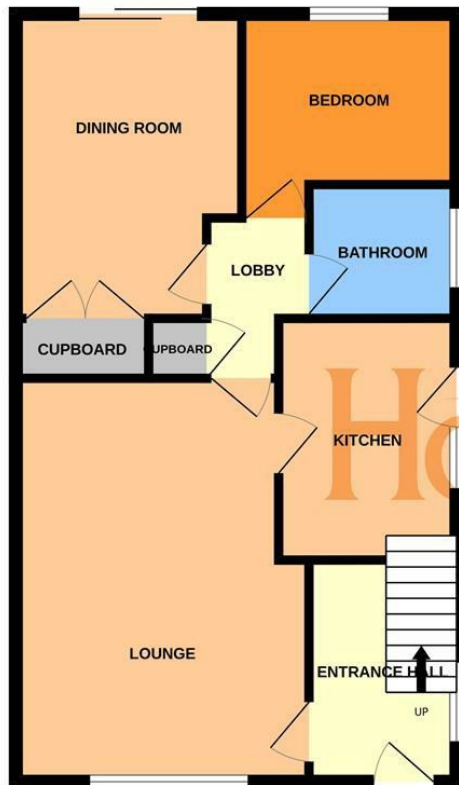
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GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 971 sq.ft. (90.2 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	
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	

Current	Potential
	83
57	

Environmental Impact (CO ₂) Rating	
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	

Current	Potential

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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