

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Springwater Road, Leigh-On-Sea, SS9 5BW

£300,000

Horizon Estate Agents are pleased to offer to market this two bedroom semi-detached bungalow, providing potential to extend subject to planning permission. The property comprises of two bedrooms, a spacious lounge, bathroom and kitchen. Further benefits include a 90ft rear garden, a driveway providing ample off-street parking and a garage. Located within close proximity to local schools, shops and bus links. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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rightmove

onTheMarket.com

Porch

Obscured UPVC double glazed entry door, further door leading to:

Hallway

Loft hatch, textured ceiling.

Kitchen

9'4 x 8'9 (2.84m x 2.67m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, space for fridge freezer, space for cooker, space and plumbing for washing machine, UPVC double glazed windows to side and rear aspects, UPVC double glazed door to rear garden, wooden flooring, textured ceiling.

Bedroom One

12'10 x 10'9 (3.91m x 3.28m)

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

Lounge

16'6 x 10'9 (5.03m x 3.28m)

UPVC double glazed window to front aspect, electric feature fireplace, power points, textured ceiling.

Bedroom Two

6'4 x 5'5 (1.93m x 1.65m)

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

Bathroom

Three piece suite comprising of a panelled bath, pedestal wash hand basin, low level W.C, airing cupboard, obscured UPVC double glazed window to side aspect, laminate flooring.

Rear Garden

Approximately 90 ft in length, laid to lawn with tree and shrub borders, patio seating area, garage.

Front of Property

Front garden laid to lawn, driveway providing ample off-street parking.

Additional Information

Tenure: Freehold

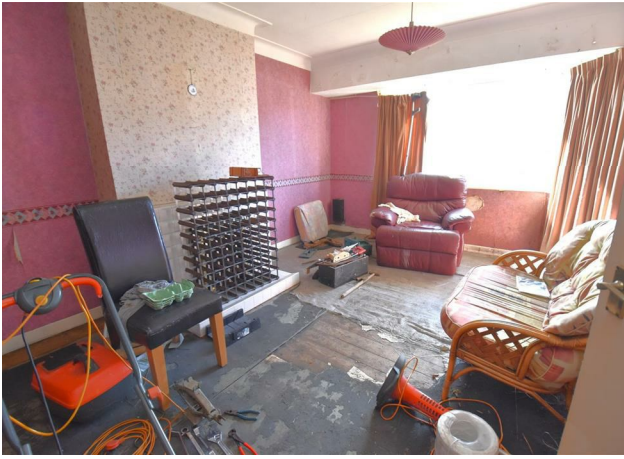
Council: Southend City Council

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



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	Current Potential
(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 (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(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.