

# 01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Larkfield Close, Rochford, SS4 1SS

### £275,000

Horizon Estate Agents are delighted to offer to market this two bedroom semi-detached bungalow, providing bundles of potential. The property comprises or two bedrooms, a spacious lounge, kitchen, wet room and lean-to. Further benefits include a garage and a driveway providing ample off-street parking. Situated on the sought after Holt Farm Estate. Offered with NO ONWARD CHAIN. Internal Viewing is essential.

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[horizonestates.co.uk](http://horizonestates.co.uk)



### Hallway

Upvc obscured double glazed entrance door, textured ceiling with loft access, radiator, wood flooring.

### Bedroom Two

7'11' x 7'6 (2.41m' x 2.29m)

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

### Lounge

14'1 x 10'7 (4.29m x 3.23m)

Upvc double glazed window to front aspect, textured ceiling, radiator, feature fireplace, power points, wood flooring.

### Wet Room

Three piece suite comprising rainfall shower, pedestal wash hand basin, close couple w.c, upvc obscured double glazed window to side aspect, smooth plastered ceiling, heated towel rail.

### Bedroom One

11'11 x 11'6 (3.63m x 3.51m)

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

### Kitchen

7'2' x 9'6 (2.18m' x 2.90m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit with mixer tap, four ring gas hob with extractor fan over, space and plumbing for appliances, upvc double glazed window to rear aspect, smooth plastered ceiling, part tiled walls, radiator, power points, wood flooring, opening too:

### Lean-to

14'6' x 8'5 (4.42m' x 2.57m)

Glazed patio door to rear garden, upvc double glazed window to side aspect, radiator, power points, carpeted.

### Garage

Power

### Rear of Property

Commences with patio leading to lawn, side gate to drive.

### Front of Property

Off-street parking for two vehicles

### Additional Information

Tenure: Freehold

Council: Rochford District 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  
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>79</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> 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.