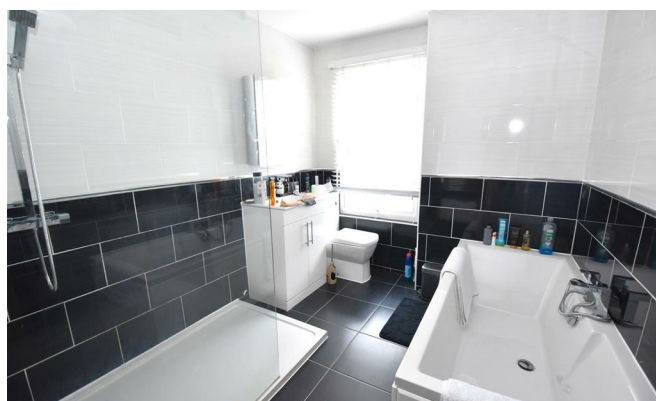


01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Queen Elizabeth Chase, Rochford, SS4 1JJ £310,000

Horizon Estate Agents are pleased to offer for sale this spacious 2 bedroom end terraced family home, with the possibility of converting the loft room, subject to planning. Downstairs is benefiting from a lounge, dining room, kitchen and bathroom. Upstairs benefitting from two good sized double bedrooms, a modern en-suite and a large loft room. Further features include double glazing throughout and rear garden. Situated within a popular area of Rochford, within easy distance of local shops, schools and transport links. Viewing is essential.

sales@horizonestates.co.uk
horizonestates.co.uk



rightmove

onTheMarket.com

Entrance

Glazed entrance door:

Dining Room

12'2' x 10'4 (3.71m' x 3.15m)

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

Lounge

11'4' x 12'2 (3.45m' x 3.71m)

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

Kitchen

9'5' x 7'6 (2.87m' x 2.29m)

A range of eye and base level units with working surfaces over space and plumbing for appliances, upvc double glazed window to side aspect, door to rear garden, smooth plastered ceiling, power points, laminated flooring.

Bathroom

Three piece suite comprising panelled bath with shower attachment over, pedestal wash hand basin, w.c, upvc obscured double glazed window to rear aspect, smooth plastered ceiling, part tiled walls, radiator, laminated flooring.

Landing

Smooth plastered ceiling, carpeted.

Bedroom One

12'2' x 11'4 (3.71m' x 3.45m)

Upvc double glazed to window to rear aspect, smooth plastered ceiling, power points, radiator, carpeted, door to loft, door to en-suite.

En-Suite

9'6' x 7'8 (2.90m' x 2.34m)

Four piece suite comprising panelled bath, walk in shower cubicle with rainfall shower, vanity unit wash hand basin, w.c, upvc double glazed window to rear aspect, smooth plastered ceiling, heated towel rail, tiled walls, tiled flooring.

Bedroom Two

12'2' x 10'4 (3.71m' x 3.15m)

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

Rear of Property

Paved patio area with remainder laid to lawn, side gate to side of property.

Additional Information

Tenure: Freehold

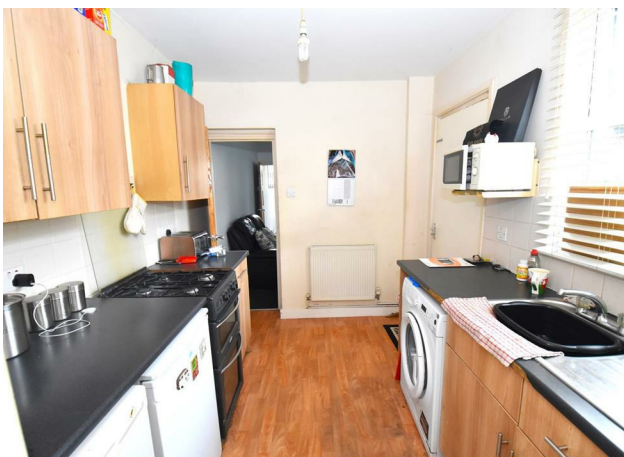
Council: Rochford District Council

Tax Band: B

Agents Note

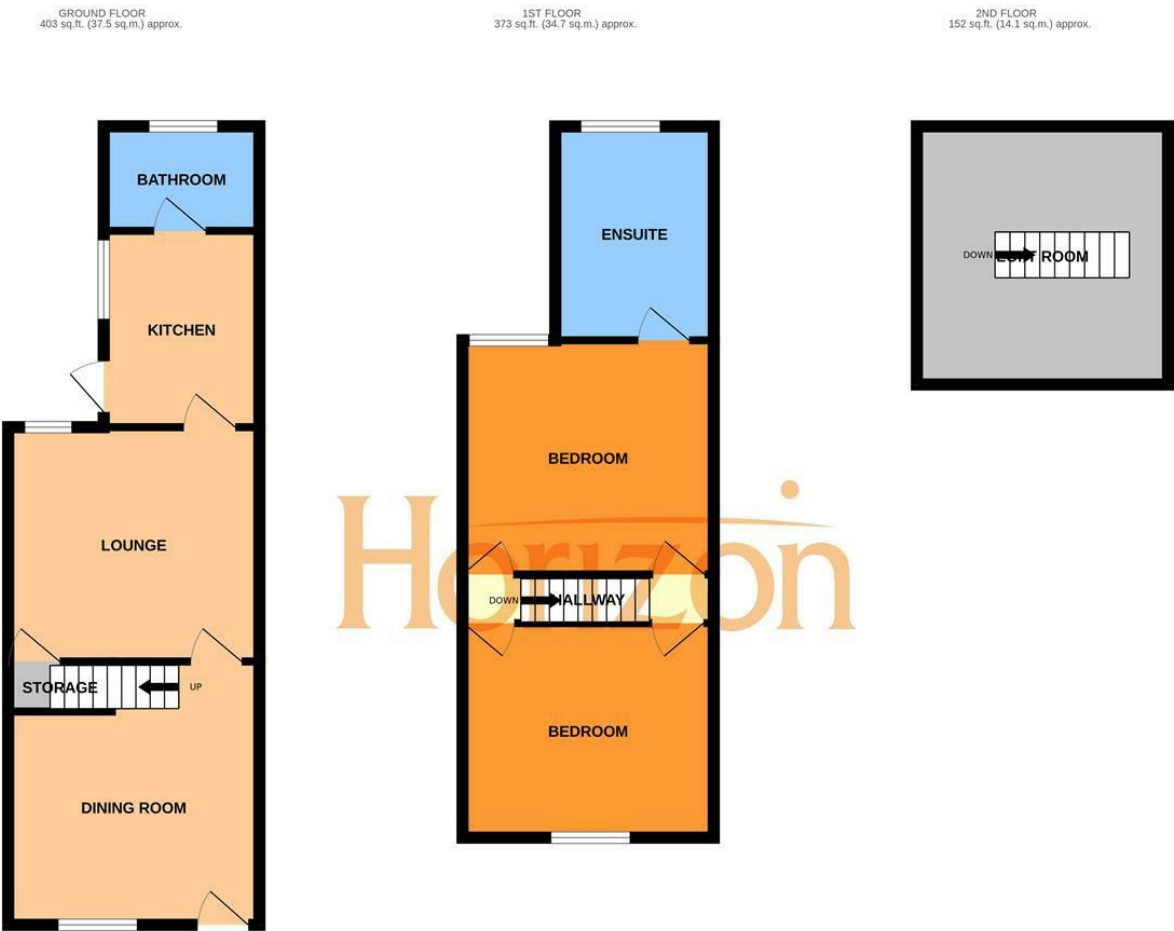
We recommend our customers use our panel of Conveyancers. It is your decision whether you choose to deal with our panel of Conveyancers but you are under no obligation to do so. You should know that we would receive a referral fee of £150 per transaction from them for recommending you to them.

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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TOTAL FLOOR AREA : 929 sq.ft. (86.3 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		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
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.