

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Banyard Way, Rochford, SS4 1UJ

£315,000

Horizon Estate Agents are delighted to offer to market this spacious two bedroom semi-detached bungalow, with bundles of potential, situated on the sought after Holt Farm Estate. The property comprises of a large lounge/diner, bathroom suite, kitchen, and an extension providing a utility room. Further benefits include a garage, a large block paved driveway providing ample off-street parking and a rear garden. Located within close proximity to local schools, shops and transport links. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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



rightmove



Lounge

17'6" x 16'8" > 10'1" (5.33 x 5.08 > 3.07)

UPVC double glazed front door with obscured glass leading to lounge, UPVC double glazed window to front aspect, storage heater, power points, textured ceiling.

Hallway

Tiled flooring, loft hatch, power points, textured ceiling, Doors off to:

Bedroom one

13'10" x 8'6" (4.22 x 2.59)

UPVC double glazed window to rear aspect, built in wardrobes, storage heater, power points, textured ceiling.

Bedroom two

8'5" x 7'3" (2.57 x 2.21)

UPVC double glazed window to rear aspect, built in cupboards, storage heater, power points, textured heating.

Bathroom

UPVC double glazed window with obscured glass to side aspect, panelled bath with electric shower over, close coupled wc, wash hand basin, heated towel rail, tiled floor, textured ceiling.

Kitchen

10'0" x 7'3" (3.05 x 2.21)

Eye and base level units, stainless steel inset sink and drainer, space for fridge freezer, space for cooker, tiled floor, part tiled walls, power points, textured ceiling.

Utility Room/Secondary Lobby

UPVC double glazed door and window with obscured glass to front aspect, UPVC double glazed door and windows to rear aspect, door to kitchen, door to garage, tiled floor, storage heater, built in cupboards, space and plumbing for washing machine.

Garage

17'1" x 8'1" (5.21 x 2.46)

Up and over door, light and power, built in cupboard

Rear Garden

Commencing with patio with the remainder laid to lawn

Front of Property

Block paved driveway providing ample off-street parking.

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.

Additional Information

Tenure: Freehold

Council: Rochford District Council

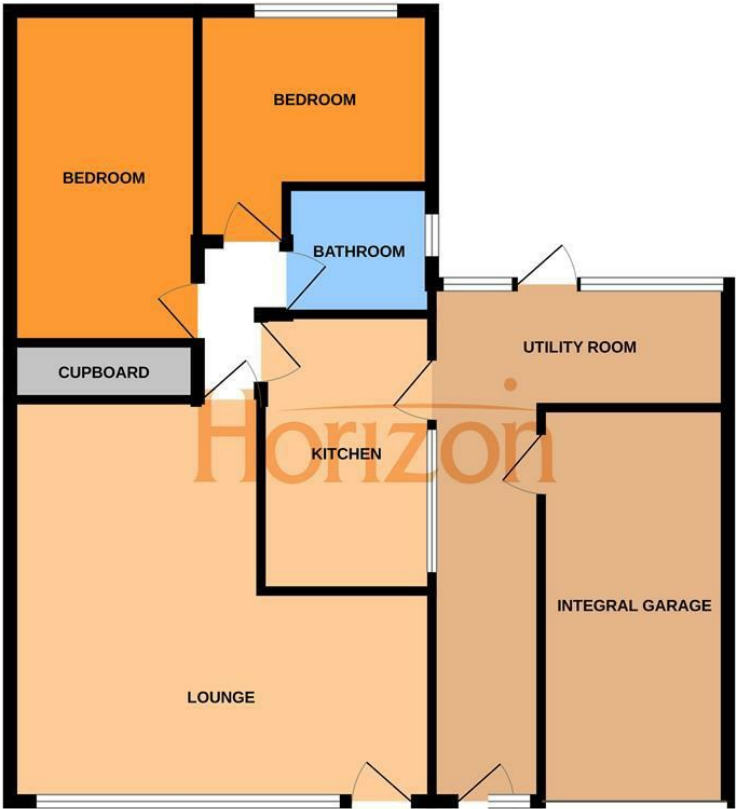
Tax Band: C



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GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		89	
(81-91) B			
(69-80) C			
(55-68) D	59		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			71
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			38
(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.