

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Nutcombe Crescent, Rochford, SS4 1RT

£325,000

Horizon Estate Agents are pleased to bring to market this two bedroom semi-detached chalet with bundles of potential. Located in the popular Holt Farm Estate. The accommodation comprises of a spacious lounge, fitted kitchen, utility room, two bedrooms and a ground floor shower room. Outside there is ample off road parking, detached garage and good sized low maintenance rear garden. The property also benefits from double glazing and gas central heating throughout. Offered with NO ONWARD CHAIN. An internal viewing is essential.

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onTheMarket.com

Entrance Hall

Upvc obscured double glazed entrance door, coving to textured ceiling, radiator, carpeted.

Kitchen

'8'1' x '7'6' (2.46m' x '2.29m)

Range of eye and base level units with working surfaces over, inset stainless steel sink with drainer unit, inset six ring gas hob with extractor fan over, integrated oven, smooth plastered ceiling, part tiled walls, power points, tiled affect flooring, opening to:

Dining Room

7'9' x 7'1' (2.36m' x 2.16m)

Upvc double glazed window to side aspect, upvc double glazed window to rear aspect, textured ceiling, radiator, tiled affect flooring. Opening to:

Utility

13'5' x 13'2' (4.09m' x 4.01m)

Upvc obscured double glazed French door to rear garden, upvc double glazed window to rear aspect, washing machine, textured ceiling, part tiled walls, radiator, tiled affect flooring. Opening to a further utility room, eye and base level units, airing cupboard, textured ceiling, carpeted.

Shower Room

Three piece suite comprising vanity unit wash hand basin, w.c, walk in shower cubicle, tiled walls, radiator, laminated flooring.

Lounge

21'2' x 13'8' (6.45m' x 4.17m)

Two upvc double glazed windows to front aspect, coving to textured ceiling, radiator, feature fireplace, carpeted, stairs to first floor.

Landing

Upvc double glazed window to side aspect, textured ceiling, storage cupboard, radiator, carpeted.

Bedroom One

13'11' x 13'1' (4.24m' x 3.99m)

Upvc double glazed window to rear aspect, textured ceiling, radiator, power points, eaves storage, carpeted.

Bedroom Two

9'6' x 6'4' (2.90m' x 1.93m')

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

Rear Garden

Patio area, remainder laid with artificial lawn, shingled border.

Front of Property

Driveway proving off-street parking for Three vehicles, double gates proving access to:

Detached Garage

Up and over door.

Additional Information

Tenure: Freehold

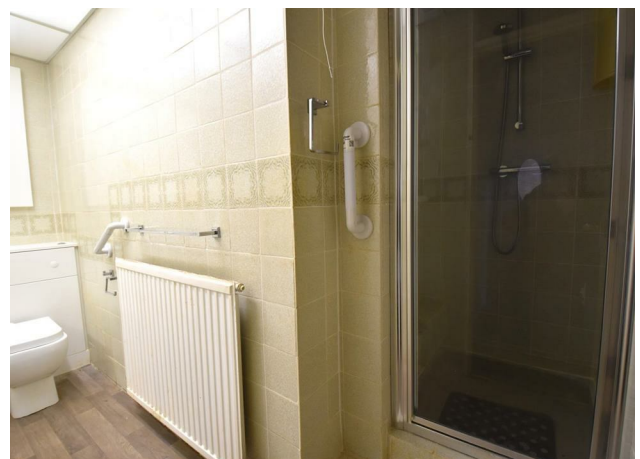
Council: Rochford District Council

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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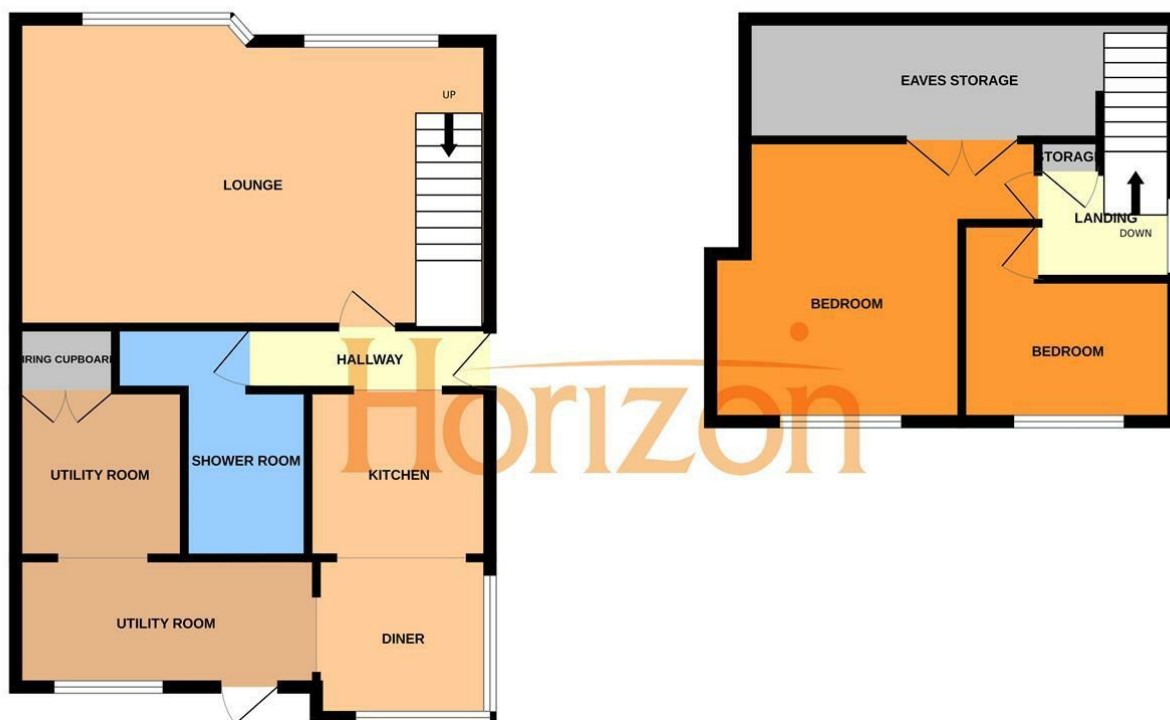
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GROUND FLOOR
629 sq.ft. (58.5 sq.m.) approx.

1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 984 sq.ft. (91.4 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) 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 (CO₂) Rating

	Current	Potential
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	

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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