

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.

[sales@horizonestates.co.uk](mailto:sales@horizonestates.co.uk)  
[horizonestates.co.uk](http://horizonestates.co.uk)



**rightmove**

**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 effect 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 effect 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 effect 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.



# 01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

# Horizon

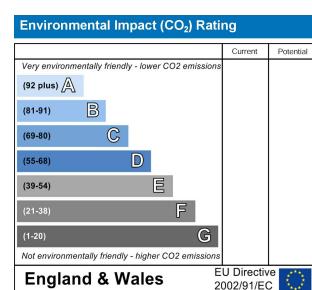
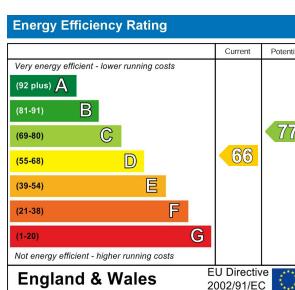
your local property experts

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 plan contained herein, 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.  
Made with Metropix ©2025



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.

[sales@horizonestates.co.uk](mailto:sales@horizonestates.co.uk)  
[horizonestates.co.uk](http://horizonestates.co.uk)



**rightmove**

**OnTheMarket.com**