

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Keith Way, Southend-On-Sea, SS2 6SG

Offers In Excess Of £350,000

Horizon Estate Agents are pleased to offer for sale this three bedroom semi detached house. Situated in a sought after residential location and close to local shops, bus route, London Southend airport, train station and A127 which makes it ideal for commuters. The property has two reception rooms, kitchen and conservatory. Three bedrooms and a newly fitted bathroom with a separate WC. There is access to a detached garage which is located in the rear garden. To the front of the property is a shared driveway but also the main front is paved and has the potential to create ample off street parking. The property has been recently plastered, painted and has newly fitted carpets to some of the rooms. NO ONWARD CHAIN!!

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UPVC glazed double doors to Porch

Tiled floor. Double glazed door and side windows to:

Entrance Hallway

Smooth plastered ceiling, newly fitted carpet, radiator, stairs to first floor with understairs cupboards.

Lounge

12'6 x 12'1 (3.81m x 3.68m)

Smooth plastered ceiling, UPVC double glazed window to front, open fire with tiled surround, carpet and radiator.

Dining room

12'8 x 11'2 (3.86m x 3.40m)

Smooth plastered ceiling, double glazed patio doors to conservatory. Open fire with tiled surround and radiator. Vinyl flooring.

Kitchen

8'5 x 6'5 (2.57m x 1.96m)

Smooth plastered ceiling, double glazed window and door to conservatory. Tiled floor and tiled walls. There is a range of base and eye level units with work surfaces and inset sink and drainer. Space and plumbing for appliances.

Conservatory

14'9 x 5'3 (4.50m x 1.60m)

UPVC double glazed windows to rear and double glazed doors to side. Tiled floor.

Landing

Smooth plastered ceiling with loft access, glazed picture window, newly fitted carpet and radiator.

Bedroom

10'9 x 12'7 (3.28m x 3.84m)

Smooth plastered ceiling, UPVC double glazed window to front, newly fitted carpet and radiator.

Bedroom

10'9 x 11'0 (3.28m x 3.35m)

Smooth plastered ceiling, UPVC double glazed window to rear, newly fitted carpet, built in cupboards.

Bedroom

7'0 x 6'10 (2.13m x 2.08m)

Smooth plastered ceiling, UPVC double glazed window to front and newly fitted carpet.

Bathroom

Smooth plastered ceiling, UPVC double glazed window to rear, modern wall boarding, vinyl flooring, newly fitted bathroom suite comprising bath with shower screen and wash hand basin with cupboard under.

Separate WC

UPVC obscured double glazed window to side, vinyl flooring, fully tiled walls and white WC.

Rear Garden

Gate leading to further drive which in turn leads to a detached garage. Rest of the garden is mainly laid to lawn with tree and shrub borders.

Front

Commences with a brick wall and mainly covered in patio slabs with some raised flower beds. Additional shared driveway.

Additional Information

Tenure - Freehold

Council - Southend on Sea City Council

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.

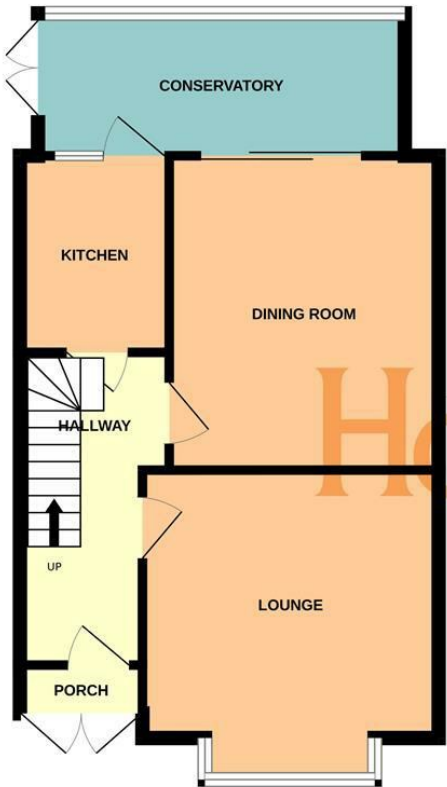


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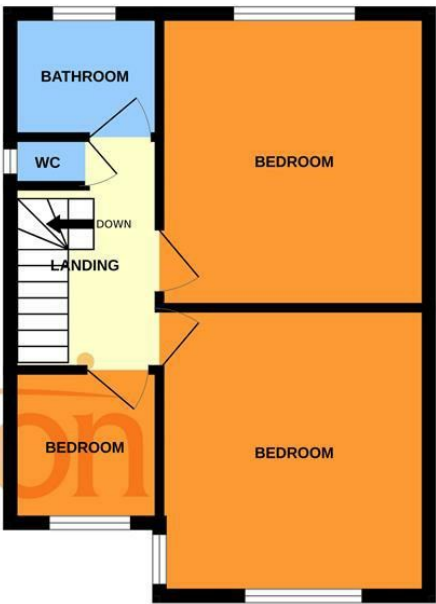
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GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Environmental Impact (CO ₂) 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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