

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Meesons Mead, Rochford, SS4 1RN
£365,000

Horizon Estate Agents are pleased to offer to market this modern and well presented three bedroom semi-detached bungalow. The property comprises of a modern kitchen/diner, 15'0 x 10'7 lounge, bathroom and three good-sized bedrooms. Further benefits include potential to extend into the loft STPP, a garage, a driveway providing off-street parking and a rear garden. Located within walking distance of local schools, transport links, shops and amenities. Offered with NO ONWARD CHAIN. Internal viewing is essential.

sales@horizonstates.co.uk
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Upvc double glazed obscure entrance door leading to:

Entrance Hall

Laminated wood effect flooring, radiator, coved and textured ceiling, loft access, built in storage cupboard, doors off:

Bedroom

11'3" x 9'2" (3.43 x 2.79)

Upvc double glazed window to front aspect, carpeted, radiator, power points, coved and textured ceiling.

Bedroom

8'9" x 9'6" (2.67 x 2.90)

Upvc double glazed window to front aspect, carpeted, radiator, power points, coved and textured ceiling.

Bedroom

12'2" x 8'4" (3.71 x 2.54)

Upvc double glazed window to side aspect, carpeted, radiator, power points, coved and textured ceiling.

Bathroom

Upvc double glazed obscure window to side aspect, fitted three piece bathroom suite comprising p shaped shower bath with thermostatic shower over, concealed flush WC, vanity wash hand basin with cupboards beneath, heated towel rail, tiled flooring, textured ceiling, extractor fan, part tiled walls.

Lounge

15'0" x 10'7" (4.57 x 3.23)

Laminated wood effect flooring, feature fireplace, radiator, power points, coved and textured ceiling, opens to:

Kitchen/Diner

22'3" x 8'8" (6.78 x 2.64)

Upvc double glazed windows and sliding doors to rear aspect, laminated wood effect flooring, recently fitted white high gloss kitchen comprising a range of eye and base level units with laminated working surfaces over, inset sink and drainer, built in four ring hob with oven below and extractor hood over, space and plumbing for domestic appliances, cupboard housing combination boiler, laminated wood effect flooring, coved and textured ceiling.

Rear Garden

The rear garden commences with a patio area, laid to lawn with tree & shrub borders, side access to front, access to:

Garage

Up and over door, power and light fitted.

Front of Property

Driveway providing off-street parking, front garden with gravel area.

Additional Information

Tenure: Freehold

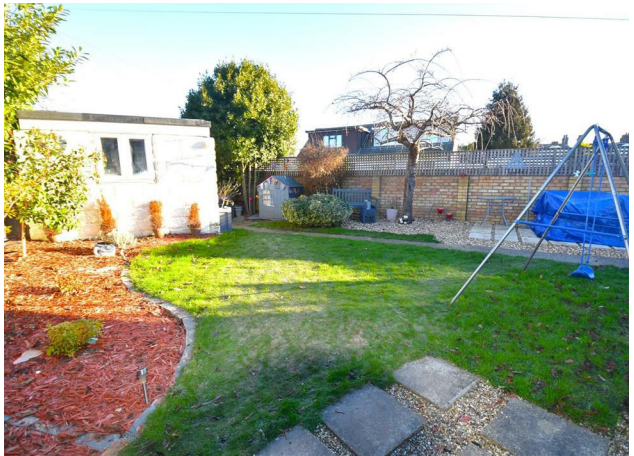
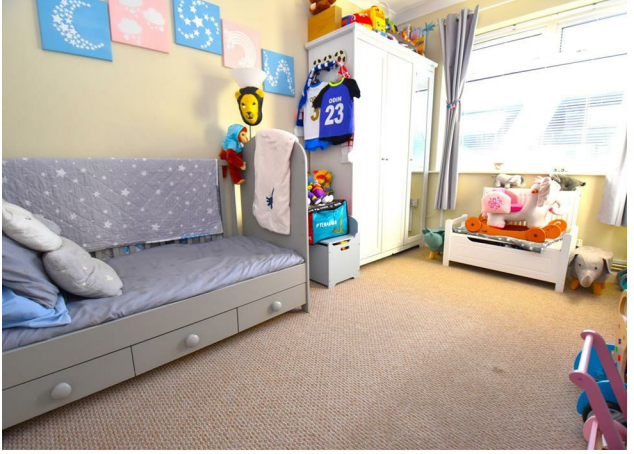
Council: Rochford District Council

Tax Band: D

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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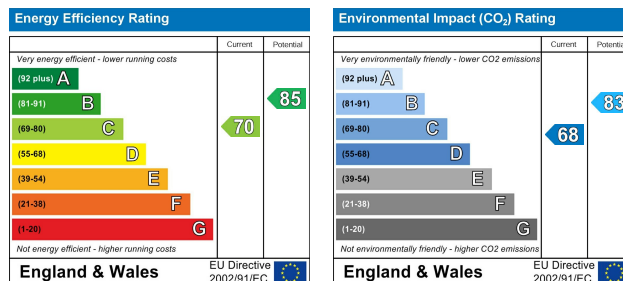
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TOTAL APPROX. FLOOR AREA 811 SQ.FT. (75.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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