

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon
your local property experts



Lincoln Chase, Southend-On-Sea, SS2 4QS
£255,000

Horizon Estate Agents are pleased to offer for sale this well presented two bedroom family home benefiting from a modern fitted kitchen and double glazing throughout. Located within a Cul de Sac, close to Cecil Jones Academy. Offered with no onward chain. Ideal first time purchase.

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



rightmove

onTheMarket.com

Entrance

UPVC Double glazed entrance door to porch with further door to:-

Lounge

15'4 x 14'2 (4.67m x 4.32m)

Double glazed window to front aspect, radiator, cupboard housing meters for Gas & Electricity, laminate flooring, power points, stairs rising to first floor, door way:-

Kitchen/Diner

14'1 x 9'7 (4.29m x 2.92m)

Comprising a range of fitted white high gloss eye and base level units, with working surfaces over, one and a half bowl single drainer stainless steel sink unit with tap, space for washing machine and cooker, wall mounted central heating boiler, radiator, part tiled walls, flooring, double glazed window to rear aspect, double glazed window and door to rear leading to rear garden.

First floor landing

Carpeted, skylight window to ceiling, doors off to all rooms

Bedroom One

14'3 x 9'4 (4.34m x 2.84m)

Double glazed window to front aspect, radiator, power points.

Bedroom Two

14'3 x 9'10 (4.34m x 3.00m)

Double glazed window to rear aspect, built in bunk/cabin beds, radiator, power points.

Bathroom

Three piece suite comprising of low level W.C, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, radiator, skylight window above.

Rear Garden

Being laid to patio, brick built shed, further timber outhouse with power and light, gate to rear providing rear access.

Front of property

Mainly laid to lawn.

Additional information

Tenure: Freehold

Council: Southend on Sea City Council

Tax Band: A

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.

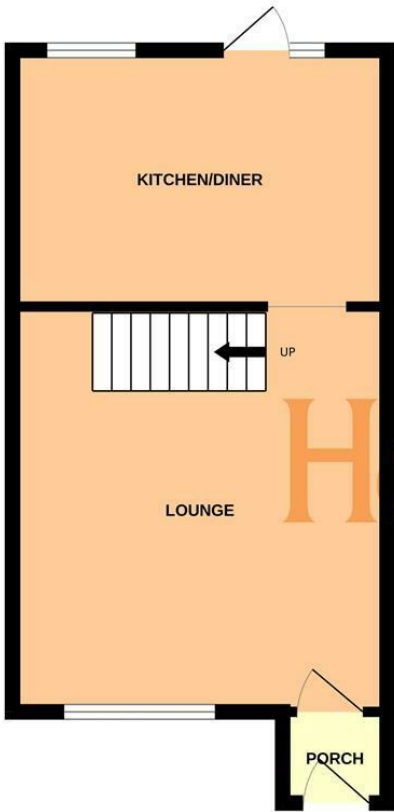


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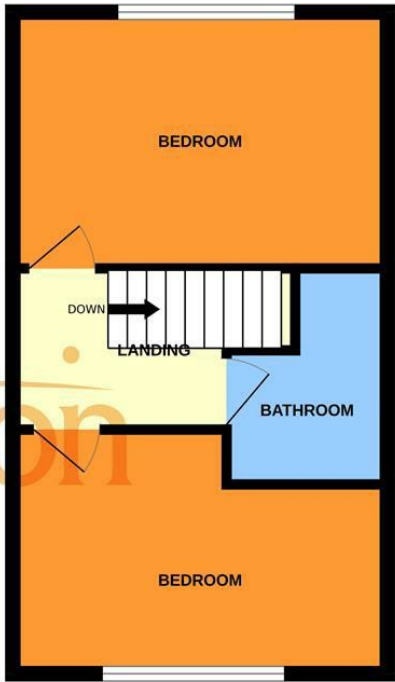
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GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.




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



TOTAL FLOOR AREA: 724 sq.ft. (67.3 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		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(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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