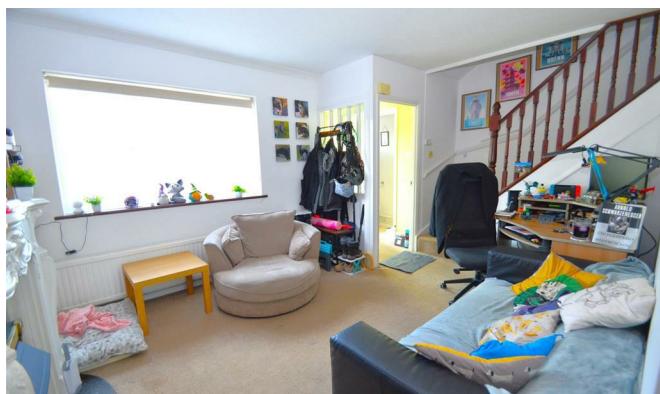


# 01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

# Horizon

your local property experts



## Adams Glade, Rochford, SS4 3LA Offers In Excess Of £330,000

Horizon Estate Agents are pleased to offer to market this well maintained and spacious three bedroom terraced house situated in a quiet cul-de-sac. The property comprises of large lounge, good sized kitchen/Diner, conservatory, ground floor W/C, bathroom and three bedrooms. Further benefits include a driveway providing off-street parking for two vehicles, a garage and a good-sized rear garden. Located within easy reach of local schools, transport links, shops and amenities. Internal viewing is essential.

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



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### **Entrance Porch**

Upvc obscured double glazed entrance door, upvc obscured double glazed window to side aspect, coving to textured ceiling, radiator, carpeted.

### **W/C**

Two piece suite comprising close coupled w.c, wash hand basin, upvc obscured double glazed window to front aspect, textured ceiling, tiled flooring.

### **Lounge**

17'2" x 10'10 (5.23m' x 3.30m)

Upvc double glazed window to front aspect, coving to textured ceiling, feature fireplace, radiator, power points, carpeted.

### **Kitchen/Diner**

17'2" x 6'1 (5.23m' x 1.85m)

Range of eye and base level units with working surfaces over, inset sink and drainer unit, extractor hood, space for appliances, textured ceiling, upvc double glazed window to rear aspect, part tiled walls, radiator, power points, laminated flooring. Upvc double glazed French doors to:

### **Conservatory**

9'1" x 7' (2.77m' x 2.13m)

Upvc double glazed window to side and rear aspect, upvc double glazed French doors to side aspect, radiator, laminated flooring.

### **Landing**

Textured ceiling with loft access, power points, carpeted.

### **Bedroom One**

11'0 x 10'1 (3.35m x 3.07m)

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

### **Bathroom**

Three piece suite comprising bath with shower over, vanity unit wash hand basin and w.c, smooth plastered ceiling with spotlights, tiled walls, heated towel rail, velux window to rear aspect, tiled flooring.

### **Bedroom Two**

10'11" x 7'1 (3.33m' x 2.16m)

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

### **Bedroom Three**

9'1" x 7'1 (2.77m' x 2.16m)

Double glazed Velux window to front aspect, textured ceiling, radiator, power points, carpeted.

### **Rear Garden**

Paved patio area leading to lawn, gate at bottom leading to garage.

### **Front of Property**

Paved driveway providing off street parking for two vehicles.

### **Garage**

Garage with up and over door providing storage or an additional parking space.

### **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.

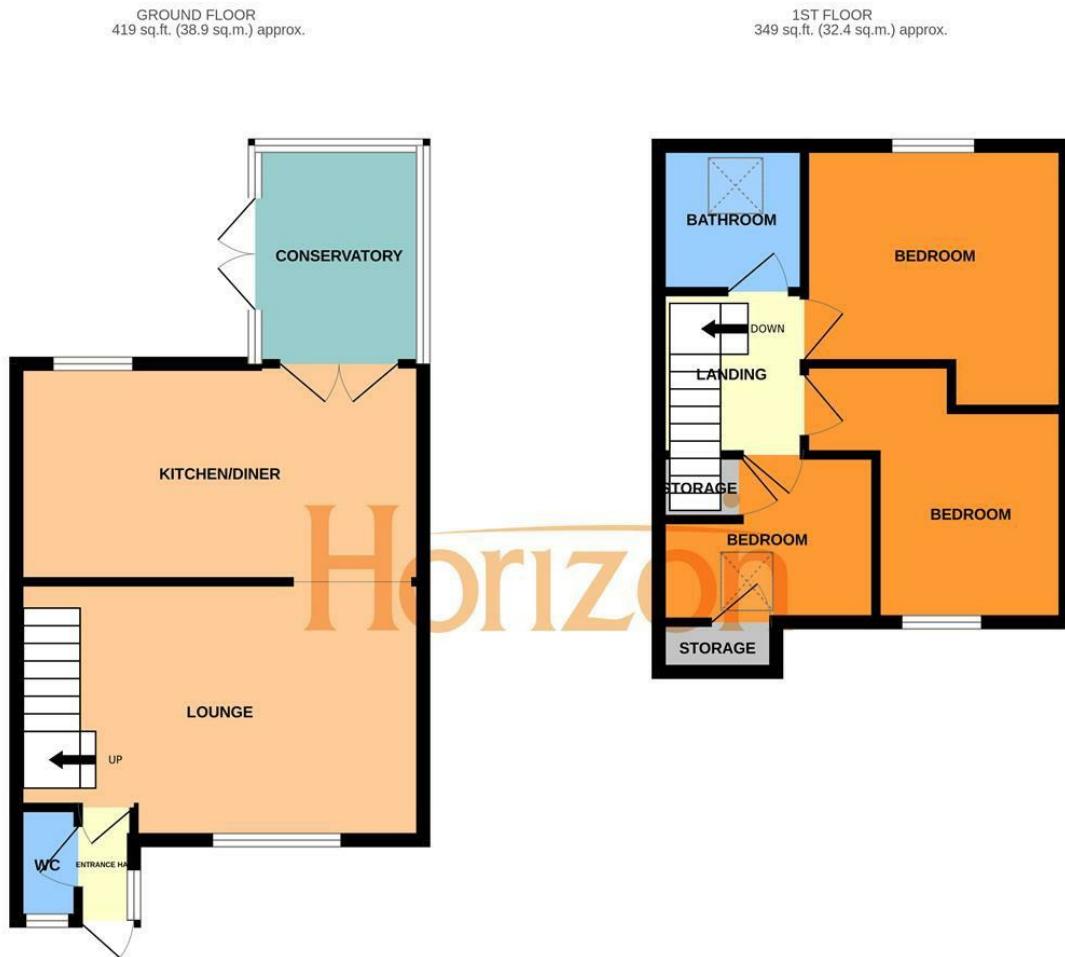


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TOTAL FLOOR AREA: 767 sq.ft. (71.3 sq.m.) APPROX.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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.  
Made with Metropix 6/2026

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 (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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