

# 01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Somerset Avenue, Rochford, SS4 1QB

### £390,000

Horizon Estate Agents are delighted to present this immaculately maintained three-bedroom semi-detached family home to the market. Beautifully presented throughout, the accommodation comprises a modern fitted kitchen, a spacious lounge, a separate dining room, and a family bathroom. Externally, the property boasts a generously sized, beautifully landscaped rear garden, along with a driveway providing ample off-street parking. Ideally situated within walking distance of highly regarded local schools, shops, and Rochford Railway Station, this fantastic home is offered to the market with NO ONWARD CHAIN.

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rightmove

onTheMarket.com

### Hallway

Obscured UPVC double glazed entry door, obscured UPVC double glazed window to side aspect, under stairs storage cupboard, radiator, power points, wood effect flooring, smooth plastered ceiling.

### Lounge

15'0 x 10'9 (4.57m x 3.28m)

UPVC double glazed window to front aspect, radiator, power points, wood effect flooring, smooth plastered ceiling.

### Kitchen

18'4 x 5'9 (5.59m x 1.75m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, four ring gas hob with extractor hood over, integrated oven, space for fridge freezer, space and plumbing for washing machine, UPVC double glazed window to rear aspect, obscured UPVC double glazed window to side aspect, storage cupboard, radiator, power points, tiled flooring, smooth plastered ceiling.

### Dining Room

12'8 x 10'4 (3.86m x 3.15m)

UPVC double glazed French Doors to rear garden, radiator, power points, wood effect flooring, smooth plastered ceiling.

### First Floor Landing

Obscured UPVC double glazed window to side aspect, loft hatch, carpeted, smooth plastered ceiling.

### Bedroom One

15'0 x 10'9 (4.57m x 3.28m)

UPVC double glazed window to front aspect, radiator, power points, carpeted, smooth plastered ceiling.

### Bedroom Two

12'8 x 10'4 (3.86m x 3.15m)

UPVC double glazed window to rear aspect, storage cupboard, radiator, power points, carpeted, smooth plastered ceiling.

### Bedroom Three

8'0 x 5'4 (2.44m x 1.63m)

UPVC double glazed window to front aspect, radiator, power points, carpeted, smooth plastered ceiling.

### Bathroom

Three piece suite comprising of a panelled bath with shower over, vanity wash hand basin, low level W.C, heated towel rail, obscured UPVC double glazed window to rear aspect, tiled flooring, smooth plastered ceiling.

### Rear Garden

Patio seating area, laid to lawn with tree and shrub borders, shed, greenhouse, side access to the front of the property.

### Front of Property

Driveway providing ample off-street parking.

### Additional Information

Tenure - Freehold

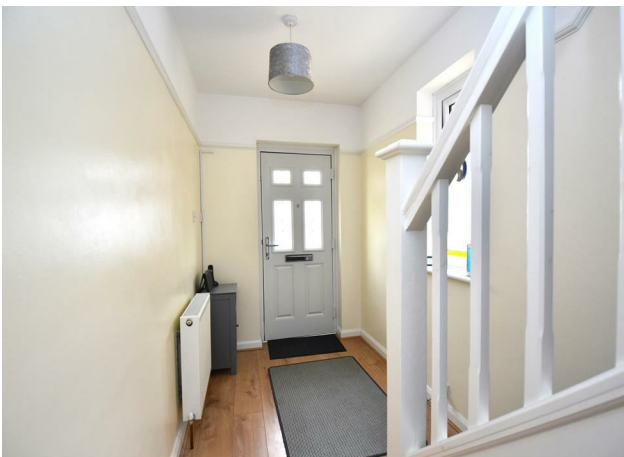
Council - Rochford District Council

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.

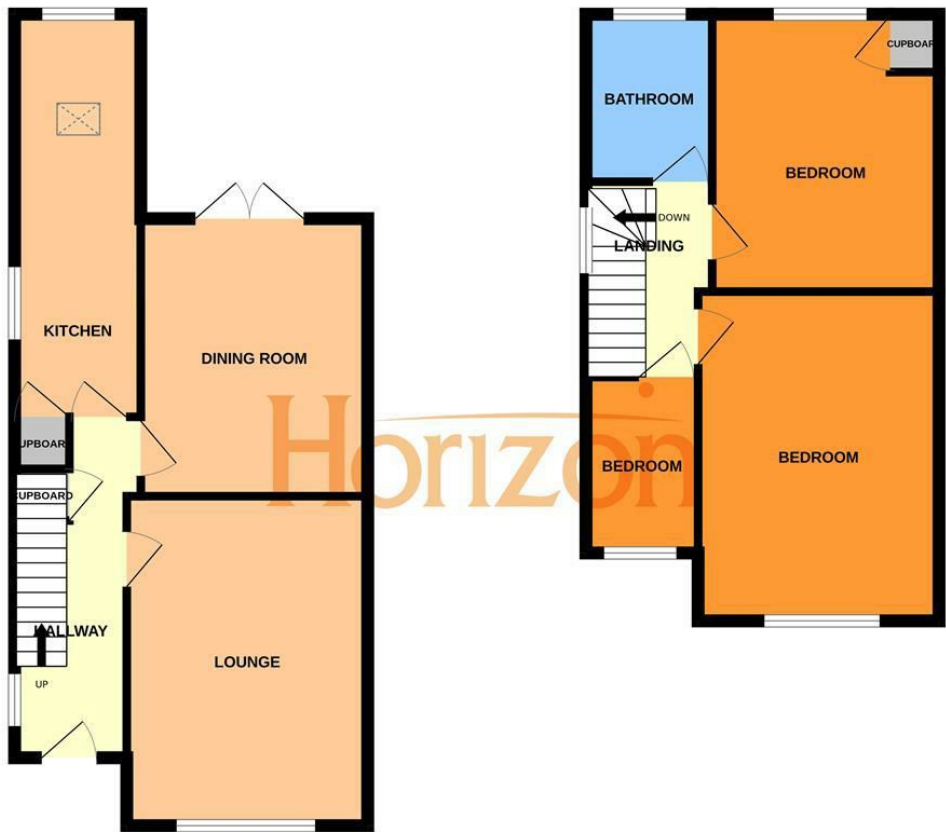


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GROUND FLOOR

1ST FLOOR



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                                 |         |           |
| (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.