01702 411 000
42 Hedingham Place
Rochford, Essex, SS4 1UP

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The Bramleys, Rochford, SS4 3BA
£285,000

Horizon Estate Agents are delighted to present this one-bedroom semi-detached bungalow, located in a highly desirable cul-de-sac and offering excellent potential to extend (subject to planning permission).
The accommodation includes a spacious double bedroom, two versatile reception rooms, a conservatory, a fitted kitchen, and a shower room. Externally, the property benefits from a well-maintained rear garden, a garage, and a paved driveway providing generous off-street parking. Conveniently situated close to local shops, schools, and transport links, this property is offered to the market with no onward chain. Internal viewing is essential.

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Porch
UPVC double glazed entry door, radiator, carpeted, further door leading to:

Lounge
18'6 max x 17'7 max (5.64m max x 5.36m max)
UPVC double glazed windows to front and side aspects, electric feature fireplace, radiators, power points, carpeted, textured ceiling with panelling.

Kitchen
8'5 x 7'9 (2.57m x 2.36m)
Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, integrated oven, integrated 4 ring gas hob with extractor hood over, space and plumbing for washing machine, UPVC double glazed window to side aspect, UPVC double glazed door to side aspect, radiator, tiled walls and flooring, power points.

Hallway
Loft hatch, storage cupboard, carpeted, textured ceiling.

Shower Room
Three piece suite comprising of a shower unit, wash hand basin, close coupled W.C, heated towel rail, obscured UPVC double glazed window to side aspect, tiled walls and flooring.

Bedroom
15'5 (into wardrobe) x 9'9 (into wardrobe) (4.70m (into wardrobe) x 2.97m (into wardrobe))
UPVC double glazed window to rear aspect, fitted wardrobes, radiator, power points, carpeted.

Dining Room
8'8 x 7'2 (2.64m x 2.18m)
Storage cupboards, radiator, power points, carpeted.

Conservatory
16'6 x 7'10 (5.03m x 2.39m)
UPVC double glazed French Doors to rear garden, UPVC double glazed windows to side and rear aspects, radiators, power points, carpeted.

Loft
Pull Down Ladder. Fitted storage cupboards, power points, carpeted. Potential To Extend STPP.

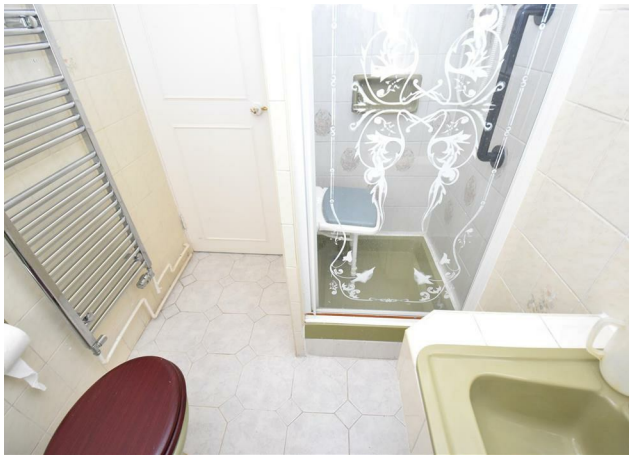
Rear Garden
Mainly laid to lawn, flower bed borders paved patio seating area, side access to the front, access to the garage.

Garage
Up and over door, door to rear garden.

Front of Property
Paved driveway providing ample off-street parking, front garden laid to lawn.

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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GROUND 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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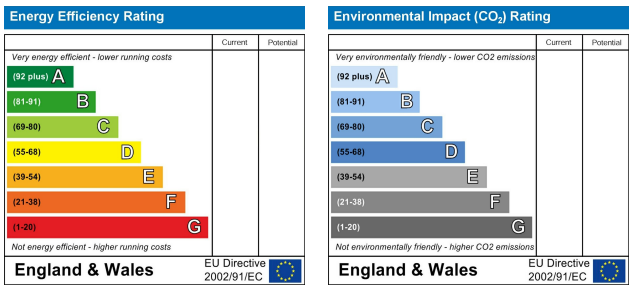

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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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