

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Parklands, Rochford, SS4 1SY £285,000

Horizon Estate Agents are delighted to offer to market this two double bedroom mid-terrace house, providing an ideal investment or first time purchase. The property comprises of a fitted kitchen, spacious lounge/diner and a family bathroom. Further benefits include a rear garden and an off-street parking space for one vehicle. Located within walking distance to Rochford Railway Station, local shops and schools. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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horizonstates.co.uk



rightmove

onTheMarket.com

Entrance

Hardwood entrance door to;

Hallway

Stairs leading to first floor, radiator, telephone point, power points, access to;

Lounge

15'7" x 11'10" (4.75 x 3.61)

UPVC double glazed window to rear aspect, UPVC double glazed door to rear leading to garden, radiator, power points, feature fireplace, storage cupboard, laminate flooring.

Kitchen

9'10" x 5'8" (3.00 x 1.73)

Comprising a range of fitted eye and base level units, inset sink unit with mixer tap, plumbing for washing machine, laminate flooring, UPVC double glazed window to front aspect, fitted breakfast bar, power points.

First floor landing

Doors off to;

Bathroom

Three piece suite comprising panelled bath, low level flush W.C, pedestal wash hand basin, extractor fan, part tiled walls.

Bedroom one

11'10" x 8'8" x 9'11" (3.61 x 2.64 x 3.02)

UPVC double glazed window to front aspect, radiator, built in cupboard housing hot water tank, power points.

Bedroom two

11'9" x 8'11" (3.58 x 2.72)

UPVC double glazed window to rear aspect, radiator, power points.

Rear garden

Laid to lawn, patio seating area.

Front of property

Provides off street parking for one vehicle with remainder being 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.

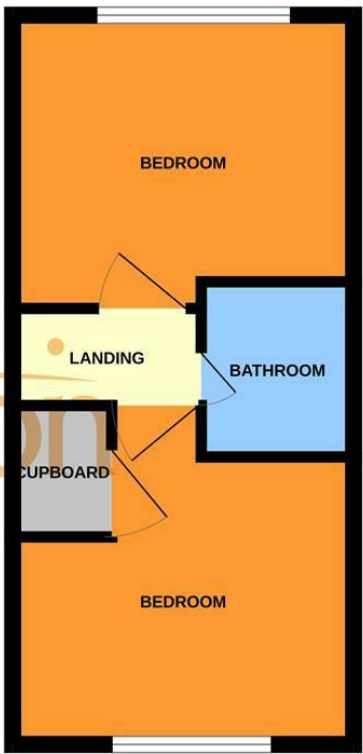
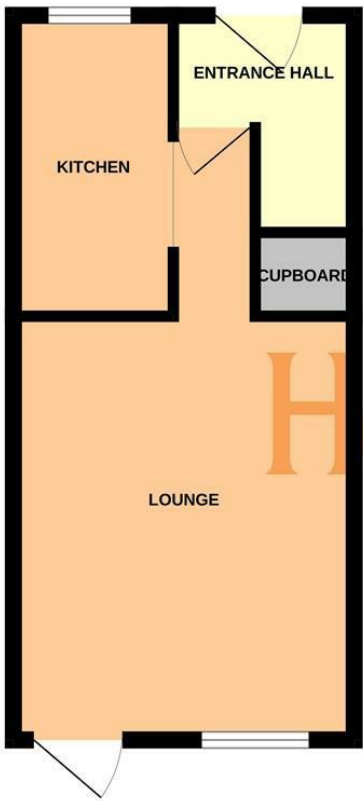


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GROUND FLOOR

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		89
(81-91) B		
(69-80) C		
(55-68) D	73	
(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		90
(81-91) B		
(69-80) C		
(55-68) D	74	
(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.