

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Cambridge Gardens, Rochford, SS4 3AU

£360,000

Horizon Estate Agents are delighted to offer to the market this spacious, two-bedroom detached bungalow, offering excellent potential and situated in a highly sought-after location.

The property comprises two bedrooms, two versatile reception rooms, a fitted kitchen, a shower room and a conservatory overlooking the rear garden.

Further benefits include a garage, a driveway providing ample off-street parking, and both front and rear gardens.

Conveniently positioned within close proximity to local schools, shops, bus routes and a range of amenities, this property presents a fantastic opportunity for buyers looking to put their own stamp on a home. Internal viewing is highly recommended to fully appreciate the potential on offer.

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rightmove



Porch

Obscured UPVC double glazed entry door, tiled flooring, further obscured glazed door leading to:

Entrance Hallway

Loft hatch, airing cupboard, radiator, power points, carpeted, textured ceiling.

Lounge

16'6 x 11'0 (5.03m x 3.35m)

UPVC double glazed bay window to front aspect, radiator, electric heated fireplace, power points, carpeted, coved textured ceiling.

Bedroom Two

9'8 x 7'3 (2.95m x 2.21m)

UPVC double glazed window to front aspect, fitted wardrobes, radiator, power points, carpeted, textured ceiling.

Shower Room

Two piece suite comprising of a shower unit, vanity wash hand basin, obscured UPVC double glazed window to side aspect, radiator, carpeted, textured ceiling.

W.C.

Low level W.C, obscured UPVC double glazed window to side aspect, carpeted, textured ceiling.

Kitchen

10'10 x 9'0 (3.30m x 2.74m)

Range of eye and base level units with work surfaces over, double stainless steel sink drainer unit, space for cooker, space for fridge, space for freezer, UPVC double glazed windows to side aspect, power points, tiled walls, carpeted, coved textured ceiling.

Bedroom One

14'10 x 10'10 (4.52m x 3.30m)

UPVC double glazed window to rear aspect, wardrobes, dressing table, radiator, power points, carpeted, textured ceiling.

Dining Room

10'9 x 8'8 (3.28m x 2.64m)

Double glazed sliding door to conservatory, radiator, power points, coved textured ceiling.

Conservatory

13'4 x 7'2 (4.06m x 2.18m)

UPVC double glazed windows to side and rear aspect, UPVC double glazed door to side, power points, carpeted.

Garage

17'5 x 8'9 (5.31m x 2.67m)

Up and over door, obscured UPVC double glazed window to rear aspect, space and plumbing for washing machine, space for tumble dryer, power points.

Rear Garden

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

Front of Property

Front garden laid to lawn. Driveway providing ample off-street parking.

Additional Information

Tenure: Freehold

Council: Rochford District Council

Tax Band: D

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
940 sq.ft. (87.3 sq.m.) approx.



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 (CO₂) 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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