

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Banyard Way, Rochford, SS4 1UQ
£1,750 Per Month

Horizon Estate Agents are pleased to bring to the rental market this extended three/four bedroom semi-detached chalet located on the popular Holt Farm Estate. The property comprises of a 24'0 lounge, four double bedrooms, family bathroom with bath and separate shower and a spacious modern kitchen. Further benefits include a driveway providing off-street parking 2-3 vehicles and a rear garden with patio area. Internal viewing is essential.

sales@horizonstates.co.uk
horizonstates.co.uk



Upvc double glazed entrance door leading into:

Entrance porch

UPVC double glazed window to side, hardwood door leading into:

Entrance hall

Dado rail, radiator, coved and textured ceiling, stairs rising to first floor accommodation, doors off:

Ground floor cloakroom

Low level WC, wash hand basin, tiled walls, textured ceiling.

Ground floor bedroom four / sitting room

7'7" x 12'8" (2.31 x 3.86)

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

Kitchen

11'5 x 8'3 (3.48m x 2.51m)

Double glazed window and door to rear aspect, fitted kitchen comprising base and eye level units with laminated roll edge working surfaces over, inset stainless steel sink and drainer, fitted oven 4 ring gas hob with extractor hood over, space and plumbing for domestic appliances, tiled walls, tiled flooring textured ceiling, radiator, power points.

Lounge / diner

24'0 x 10'5 (7.32m x 3.18m)

UPVC double glazed window to front aspect, carpeted, coved and textured ceiling, feature fireplace, radiator, power points, archway opening onto:

Dining room

11'8 x 7'0 (3.56m x 2.13m)

Double glazed french doors to side, double glaze window to rear, carpeted, coved and textured ceiling, power points.

First floor landing

Upvc double glazed window to side aspect, carpeted, dado rail, coved and textured ceiling, loft access, doors off:

Bedroom One

13'0" x 10'5" (3.96 x 3.18)

UPVC double glazed window to front aspect, radiator, carpeted, built in storage cupboard housing boiler, power points, coved to smooth plastered ceiling.

Bedroom two

10'5 x 8'3 (3.18m x 2.51m)

Upvc double glazed window to rear aspect, carpeted, coved and textured ceiling, radiator.

Bedroom three

11'5 x 8'3 (3.48m x 2.51m)

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

First floor WC

Close coupled WC, vinyl flooring, tiled walls, obscure glazed window to rear aspect.

Bathroom

Obscure glazed window to side aspect, suite comprising pedestal wash hand basin with mixer taps, panelled bath with mixer taps, enclosed shower cubicle, textured ceiling, vinyl flooring, radiator.

Exterior

The rear garden commences with a paved patio area with remainder laid to lawn with circular patio to rear, side access to front via enclosed passage,

Front

Off road parking for 2 cars.

Additional Information

Rent: £1750 pcm

Deposit: £2019.23

Tenancy Length: 6 months

Council: Rochford District Council

Tax Band: C

Agents Note

We require 2 forms of ID from every person over the age of 18 years. The ID would need to be given in person in order for us to see the originals. The 2 forms of identification that is acceptable would be Passport and Driving Licence if you haven't got both, a separate document stating your proof of address. Once these documents have been received a holding deposit equivalent to one week's rent will be required to reserve the property and we shall be start referencing.



01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

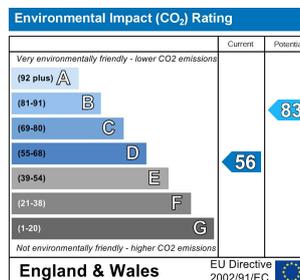
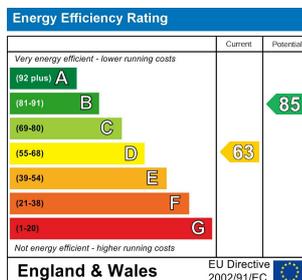
your local property experts

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.
Made with Metropix ©2022



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.

sales@horizonstates.co.uk
horizonstates.co.uk

