

01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

Horizon

*your local property experts*



**Rutland Gardens, Rochford, SS4 3AX**  
**£350,000**

Horizon Estate Agents are delighted to offer to market this spacious three bedroom semi-detached family home, situated in a sought after location. Internally, the property comprises of three good-sized bedrooms, a fitted kitchen, large lounge/diner and a four piece bathroom suite. Externally, the property benefits from a rear garden with a patio seating area, a front garden, a driveway providing off-street parking for 2 cars and a garage. Offered with no onward chain. Close to local schools, shops and transport links. Internal viewing is essential.

sales@horizonstates.co.uk  
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Upvc obscured double glazed entrance door leading to

### **Entrance porch**

Upvc obscured double glazed window to front and side aspects, radiator, vinyl flooring.

### **Entrance hall**

Radiator, power points, vinyl flooring, textured ceiling.

### **Kitchen**

9'8" x 7'8" (2.95m x 2.34m )

Upvc double glazed window to front aspect, Upvc obscured double glazed door to side aspect, Fitted high gloss kitchen comprising base and eye level units with working surfaces over, stainless steel sink drainer unit with mixer tap, space for appliances, laminate flooring.

### **Lounge**

19'5" x 12'2" (5.92m x 3.71m )

Upvc double glazed windows to rear aspect, Radiators, stairs rising to first floor accommodation, power points, carpeted, textured ceiling.

### **First floor landing**

Built in storage cupboard, loft hatch, carpeted, textured ceiling

### **Bedroom One**

12'6" x 10'3" (3.81m x 3.12m )

Upvc double glazed windows to front aspect, fitted wardrobes, radiator, power points, carpeted, textured ceiling.

### **Bedroom Two**

12'5" x 8'8" (3.78m x 2.64m )

Upvc double glazed window to rear aspect, radiator, power points, carpeted, textured ceiling.

### **Bedroom Three**

9'9" x 6'8" (2.97m x 2.03m )

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

### **Bathroom**

Upvc obscured double glazed window to rear aspect, four piece suite comprising shower unit, panelled bath, pedestal wash hand basin, close coupled W.C, tiled walls, laminate flooring, smooth plastered ceiling.

### **Rear Garden**

Laid to lawn, paved patio seating area, shed, side access to front of property.

### **Front of Property**

Driveway providing off-street parking for 2 cars, garage with up and over door, 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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# Horizon

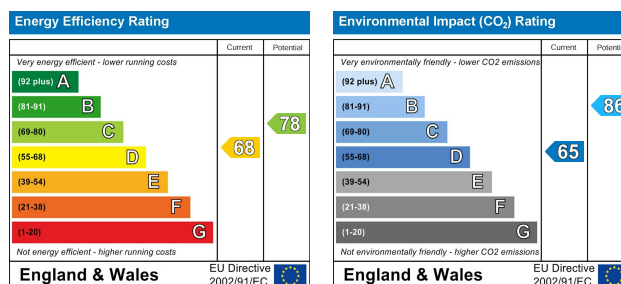
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GROUND FLOOR

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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