

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Eastwoodbury Lane, Southend-On-Sea, SS2 6UY £1,400 Per Month

Horizon Estate Agents are pleased to bring to the rental market this newly decorated and carpeted two bedroom end terrace house. The property comprises of a spacious open plan lounge/kitchen/diner, a downstairs W.C, a family bathroom and two double bedrooms. Further benefits include both front and rear gardens, as well as a driveway providing off-street parking for one vehicle. Located within close proximity of local transport links, schools, shops and amenities. Internal viewing is essential.

sales@horizonstates.co.uk
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rightmove

onTheMarket.com

Porch

UPVC obscured double glazed composite entry door, UPVC obscured double glazed window to front aspect, carpet, smooth plastered ceiling, further door leading to:

Open Plan Kitchen/Lounge/Diner

21'8 x 12'5 max (6.60m x 3.78m max)

To the Kitchen Area - UPVC double glazed door to rear garden, UPVC double glazed window to rear aspect, range of eye and base level units with work surfaces over, stainless steel sink and drainer unit, four ring gas cooker with extractor hood over, integrated fridge freezer, breakfast seating area space and plumbing for washing machine, space for tumble dryer, power points, partly tiled walls, tiled flooring, smooth plastered ceiling.

Lounge/Diner Area - UPVC double glazed window to front aspect, radiator, power points, under stairs cupboard, carpet, smooth plastered ceiling.

W.C.

Two piece suite comprising of a low level W.C, wash hand basin, tiled flooring, smooth plastered ceiling.

Landing

UPVC double glazed window to side aspect, loft hatch, carpet, smooth plastered ceiling.

Bedroom

12'7 x 9'1 (3.84m x 2.77m)

UPVC double glazed window to front aspect, storage cupboard, radiator, power points, carpet, smooth plastered ceiling.

Bathroom

Three piece suite comprising of a panelled bath with shower over, wash hand basin with vanity unit, low level W.C, heated towel rail, partly tiled walls, tiled flooring, smooth plastered ceiling.

Bedroom

12'7 x 7'3 (3.84m x 2.21m)

UPVC double glazed window to rear aspect, radiator, power points, carpet, smooth plastered ceiling.

Rear Garden

Mainly laid to lawn with shrub borders, patio seating area, rear gate leading to:

Driveway

Driveway to rear of the property, providing off-street parking for one vehicle.

Front Garden

Gated entrance, mainly laid to lawn.

Additional Information

Rental Amount: £1400 pcm

Deposit: £1615

Council: Southend Borough Council

Tax Band: C

Agents Notes

You must supply us with the following information, before we can run reference checks on you. We require this information from all parties that are contributing to the rent. If a Guarantor is required, we also need this information.

Information we require - ID (Passport and driving licence) - Most recent P60 - Last 3 months Bank statements - Last 3 months payslips (your last years accounts if self-employed) - A copy of your credit report. (This can be obtained by Exquifax, Experian)

Once all of the above has been received we will then email you our referencing form, which must be completed and returned to us before any referencing can be commenced. Please be aware that the property will remain on the market until we have all the above information and you have passed referencing. Once we receive your holding deposit of £100, the property will be withdrawn from the market. You will be offered insurance, which you have no obligation to take through FCC Paragon. If you decide to take insurance through FCC Paragon, the amount of commission we will receive will depend on the size of the policy/policies taken.



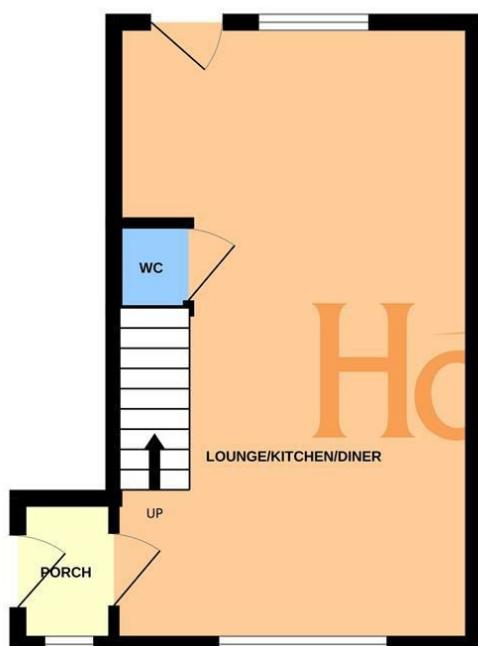
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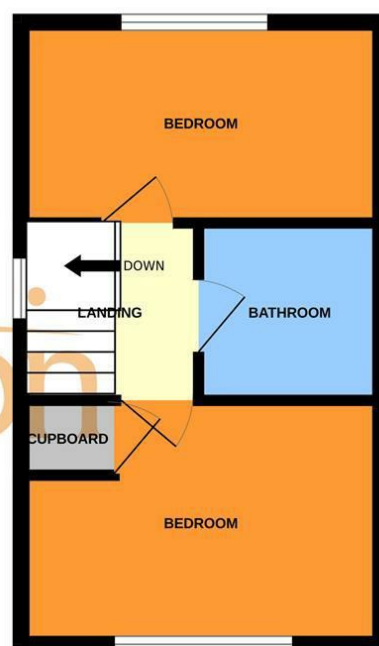
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GROUND FLOOR



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		90
(81-91) B		
(69-80) C	76	
(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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