

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

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Parklands, Rochford, SS4 1SJ
£350,000

Horizon Estate Agents are delighted to offer to market this three bedroom semi-detached chalet, situated on the sought after Holt Farm Estate. The property comprises of three good-sized bedrooms, 15'6 x 10'6 Lounge, bathroom, a fitted kitchen/breakfast room and a conservatory. Further benefits include a detached garage, a car port and a paved driveway providing ample off-street parking. Located within close proximity to local schools, shops and transport links. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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 The Property
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Hallway

Obscured UPVC double glazed entry door, obscured UPVC double glazed window to side aspect, stairs to first floor, radiator, power points, carpeted, textured ceiling.

Lounge

15'6 x 10'6 (4.72m x 3.20m)

UPVC double glazed window to front aspect, radiator, power points, feature decorative fireplace, carpeted, coved textured ceiling.

Bathroom

Two piece suite comprising of a panelled bath with shower head attachment, pedestal wash hand basin, obscured UPVC double glazed window to rear aspect, radiator, tiled walls, laminate flooring, textured ceiling.

W.C.

Close coupled W.C, obscured UPVC double glazed window to side aspect, partly tiled walls, carpeted, textured ceiling.

Kitchen/Breakfast Room

12'4 x 10'7 (3.76m x 3.23m)

Range of eye and base level units with work surfaces over, four ring gas hob with extractor hood over, integrated oven, stainless steel sink drainer unit, washing machine, space for fridge freezer, under stairs storage cupboard, UPVC double glazed window to rear aspect, radiator, power points, tiled flooring, textured ceiling, UPVC double glazed door leading to:

Conservatory

9'6 x 9'5 (2.90m x 2.87m)

UPVC double glazed sliding door to rear garden, UPVC double glazed windows to side aspect, power points, tiled flooring.

First Floor Landing

Loft hatch, carpeted, textured ceiling.

Bedroom One

15'6 x 9'8 (4.72m x 2.95m)

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

Bedroom Two

14'6 x 8'10 (4.42m x 2.69m)

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

Bedroom Three

8'3 x 6'8 (2.51m x 2.03m)

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

Rear Garden

Paved patio seating area, laid to lawn, side access to the front of the property.

Detached Garage

Up and over door, side door accessed via rear garden.

Front of the Property

Paved driveway providing ample of street parking, car port.

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. The floorplan is for illustrative purposes only and should not 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		
(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 (CO ₂) 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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