01702 411 000
42 Hedingham Place
Rochford, Essex, SS4 1UP

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Nutcombe Crescent, Rochford, SS4 1RT
Offers In Excess Of £390,000

Horizon Estate Agents are pleased to bring to the market this spacious three bedroom semi-detached chalet situated in the popular Holt Farm estate. Inside the property comprises of three bedrooms one being ground floor, a modern open plan lounge, kitchen/Diner, conservatory and modern fitted bathroom. Outside comprises of two converted outbuildings making ideal space for home office or home gym both fitted with air-conditioning. Additionally with potential to extend STPP. Off-Street parking for three vehicles. Internal viewing is essential. Located Within Walking Distance to Local Transport Links, Schools & Shops.

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Entrance Hall
Double glazed entrance door, coving to smooth plastered ceiling, radiator, laminate flooring.

Bedroom One
12'8' x 9'10 (3.86m' x 3.00m)
Upvc double glazed window to front aspect, coving to smooth plastered ceiling, radiator, power points, carpeted.

Lounge
16'6' x 10'9 (5.03m' x 3.28m)
Upvc double glazed bay window to front aspect, coving to smooth plastered ceiling with spotlights, radiator, power points, laminate flooring, open plan through to;

Kitchen/Diner
21'2' x 7'6 (6.45m' x 2.29m)
A range of eye and base level units with working surfaces over, inset sink with drainer unit, space and plumbing for washing machine, space for fridge freezer, space for oven with extractor hood over, breakfast bar, integrated dishwasher, coving to smooth plastered ceiling with spotlights, upvc double glazed window to rear aspect, upvc double glazed french door to rear, tiled flooring, radiator, power points, stairs to first floor, opening to;

Conservatory
10'10 x 8'7 (3.30m x 2.62m)
Upvc double glazed windows to side and rear aspects, upvc double glazed patio doors to side aspect, radiator, power points, carpeted.

Landing
Double glazed skylight window, smooth plastered ceiling with spotlights, power points, eaves storage, carpeted,

Bathroom
Three piece suite comprising panelled bath with built in shower over, vanity unit wash hand basin, close coupled W.C, upvc obscured double glazed window to rear aspect, smooth plastered ceiling with spotlights, part tiled walls, heated towel rail, wood flooring.

Bedroon Two
12'3 x 9'1 (3.73m x 2.77m)
Upvc double glazed window to rear aspect, smooth plastered ceiling, radiator, power points, carpeted.

Bedroom Three
12'3 x 7'6 (3.73m x 2.29m)
Double glazed skylight window to front aspect, upvc double glazed window to side aspect, radiator, power points, eaves storage, carpeted

Rear of Property
Two spacious office/outbuildings-
Office One- 19' x 8'1 upvc double glazed windows to front and side, upvc double glazed french door to front aspect, smooth plastered ceiling with spotlights, power points, air-conditioning, carpeted.
Office Two- 19'2 x 11'5 upvc double glazed patio doors, window to front aspect, power & light, air-conditioning.
Remainder laid to lawn with two paved patio seating areas.

Front of Property
Paved driveway providing off-street parking for Three vehicles.

Additional Information
Tenure: Freehold
Council: Rochford district council
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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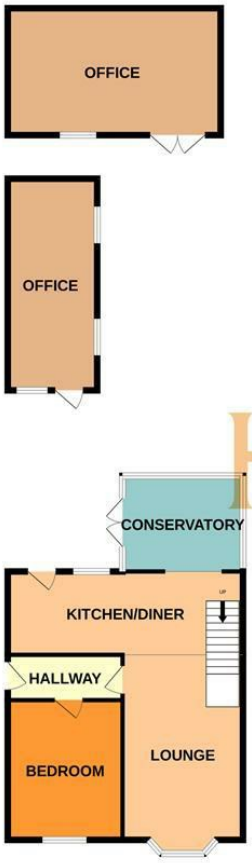
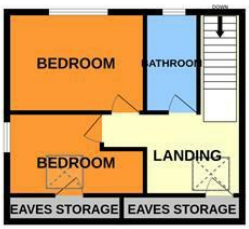
GROUND FLOOR
982 sq.ft. (91.2 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 1381 sq.ft. (128.3 sq.m.) approx.

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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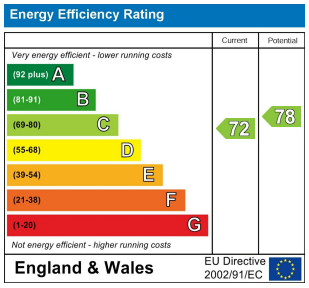

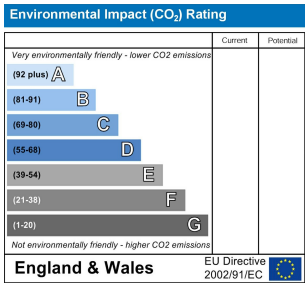

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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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