

# 01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Eastbury Avenue, Rochford, SS4 1SE £420,000

Horizon Estate Agents are pleased to offer for sale this immaculately presented two bedroom detached bungalow. Situated conveniently within walking distance of local shops, bus route, schools and Rochford Train station. The property has a lounge/diner 21'9 x 12'1, kitchen/breakfast area 11'5 x 11'5, two good size bedrooms and a bathroom 8'3 x 7'2. There is a garage and an additional storage/potting room. The rear garden is well manicured and unoverlooked. To the front of the property there is parking for approximately 4 cars. This property has added features, alarm system, marble fire surround and all windows have vertical blinds. This property offers NO ONWARD CHAIN and an internal viewing is strongly advised.

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



## UPVC Obscured entrance door with full length side

### Entrance Hall

Textured and coved ceiling, loft access, alarm system, carpet and radiator. Doors to:

### Lounge/diner

21'9 x 12'1 (6.63m x 3.68m)

Textured and coved ceiling, UPVC double glazed sliding doors to rear and UPVC double glazed window to side. Carpet, radiators and electric fire with marble surround.

### Kitchen/breakfast room

11'5 x 11'5 (3.48m x 3.48m)

Textured and coved ceiling, UPVC half glazed door to side and UPVC double glazed window to rear. Wood effect flooring and part tiled walls. There is a range of base and eye level units with work surfaces and inset sink and drainer. Fitted extractor hood and space and plumbing for appliances. Breakfast area.

### Bathroom

Textured ceiling, UPVC obscured double glazed window to side. Fully tiled walls and flooring. White Bath with shower attachment and shower screen, White WC and wash hand basin in vanity cupboards. Airing cupboard.

### Bedroom

13'8 x 12'5 (4.17m x 3.78m)

Textured and coved ceiling, UPVC double glazed window to front, Carpet and radiator.

### Bedroom

11'9 x 8'9 (3.58m x 2.67m)

Textured and coved ceiling, UPVC double glazed window to front, wood effect flooring and radiator.

### Rear Garden

Commences with a feature patio leading to a lawn with flower and shrub borders and further feature shingle area. Shed.

### Garage

Up and over door to front and half glazed door to side. Power and light

### Storage/potting room

8'5 x 5'8 (2.57m x 1.73m)

UPVC window to rear and power.

### Front

Feature brick wall leading to off street parking for approximately 4 cars, access to garage and side access to each side of the property.

### Additional Information

Tenure - Freehold

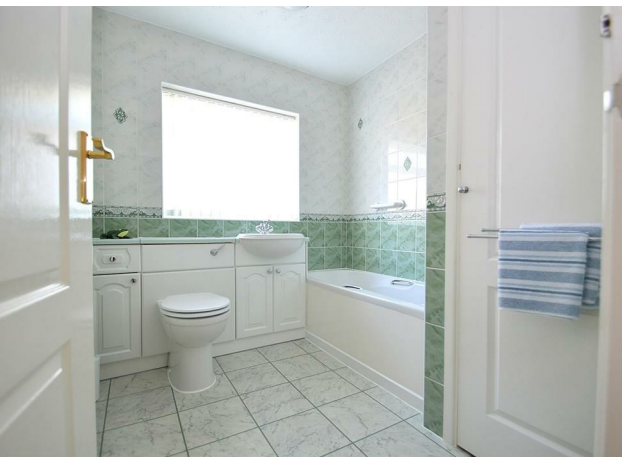
Council - Rochford District Council

Council Tax Band - D

### 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  
797 sq.ft. (74.1 sq.m.) approx.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) <b>B</b>			(92 plus) <b>A</b>		
(69-80) <b>C</b>			(81-91) <b>B</b>		
(55-68) <b>D</b>			(69-80) <b>C</b>		
(39-54) <b>E</b>			(55-68) <b>D</b>		
(21-38) <b>F</b>			(39-54) <b>E</b>		
(1-20) <b>G</b>			(21-38) <b>F</b>		
Not energy efficient - higher running costs					
<b>England &amp; Wales</b> EU Directive 2002/91/EC			<b>England &amp; Wales</b> 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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