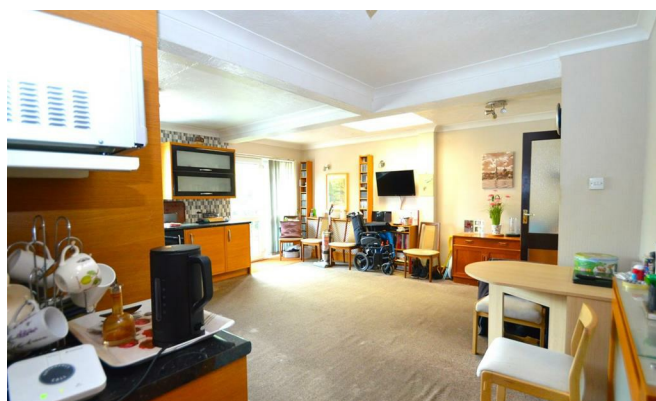


01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Ashingdon Road, Rochford, SS4 1RR

Offers In Excess Of £375,000

Horizon Estate Agents are pleased to offer for sale this two/three bedroom semi detached bungalow. Situated within walking distance of all local transport links, schools, various shops and Rochford Square. The property has a spacious open plan kitchen/family room, bathroom with separate shower cubicle. There is a utility room/storage room and a detached conservatory within the rear garden. Garage to the rear and ample off street parking to the front of the property. This property has great potential and the option to reconfigure the usage of various rooms. Viewing internally is strongly advised.

sales@horizonestates.co.uk
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UPVC Obscured Double Glazed Entrance Door To:

Hallway

Textured and coved ceiling with loft access. Carpet and radiator.

Bedroom

9'11" x 12'0" (3.04 x 3.68)

UPVC double glazed window to front, carpet and radiator.

Bedroom

18'3" x 9'0" (5.58 x 2.75)

UPVC double glazed door with side window to rear garden. Textured and coved ceiling. Carpet and radiator.

Bath/Shower Room

UPVC obscured double glazed window rear. Tiled walls and tiled floor. White suite comprising bath, wash hand basin, WC and walk in shower cubicle with folding door.

Kitchen/Family Room

17'4" x 16'11" (5.30 x 5.18)

UPVC double glazed window rear and UPVC double glazed door with additional full length window to rear. Textured and coved ceiling with ceiling lantern. There is a range of base and eye level units with work surfaces and stainless steel sink unit with drainer. Integrated appliances include oven, hob, extractor hood, fridge/freezer and washing machine. Carpet and radiators. Door to:

Further Hallway

UPVC obscured double glazed door to front. textured and coved ceiling. Carpet Door To:

Utility/Storage Room

7'1" x 7'10" (2.17 x 2.41)

UPVC double glazed window to front. Textured and coved ceiling. Vinyl flooring.

Lounge/Bedroom

12'9" x 11'2" (3.90 x 3.42)

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

Rear Garden

Commences with patio and leads to lawn with tree and shrub borders. Access at the rear.

Conservatory/Garden Room

10'1 x 8'4 (3.07m x 2.54m)

Tiled flooring and electric.

Garage

Up and over door to garage.

Front

Feature brick wall to front with block paved driveway providing parking for approximately 6 cars. There is also a lawn area.

Additional Information

Tenure - Freehold

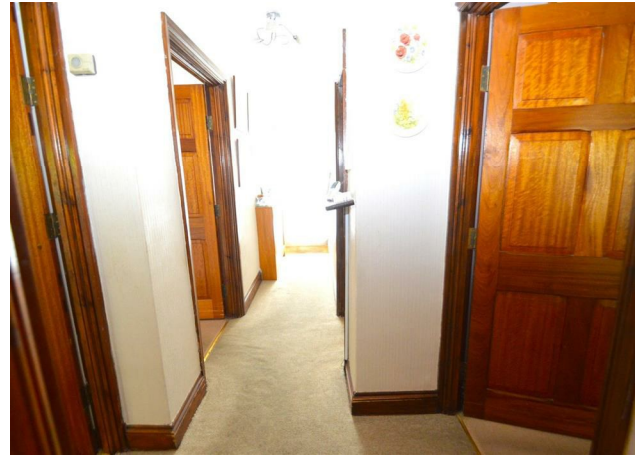
Council - Rochford District Council

Council Tax Band - C

Agents Notes

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.

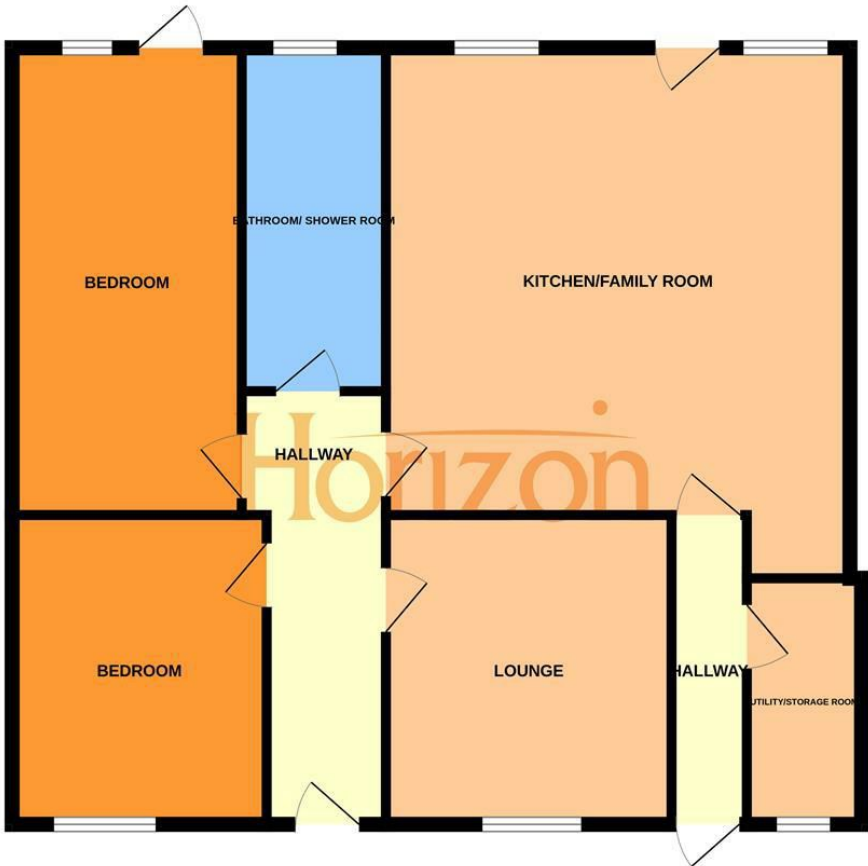
Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.



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GROUND FLOOR



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		Environmental Impact (CO ₂) 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	
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.