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

Horizon
your local property experts

Cornwall Gardens, Rochford, SS4 3AL
£325,000

Horizon Estate Agents are delighted to offer to market this spacious 3 bedroom semi-detached house, situated in a sought after location. The property comprises of three good-sized bedrooms, a shower room, 22'4 x 12'8 Lounge, separate dining room and a kitchen. Further benefits include both front and rear gardens and a garage. Located within close proximity to local schools, shops and transport links. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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Porch
Obscured UPVC double glazed entry door, obscured window to front aspect, wood effect flooring, textured ceiling, sliding door leading to:

Hallway
Stairs to first floor, radiator, power points, wood effect flooring, textured ceiling.

Lounge
22'4 x 12'8 max (6.81m x 3.86m max)
UPVC double glazed window to front aspect, power points, wood effect flooring, smooth plastered ceiling.

Kitchen
20'2 x 6'9 (6.15m x 2.06m)
Range of eye and base level units with work surfaces over, space for appliances, space and plumbing for washing machine, stainless steel sink drainer unit, double glazed sliding door to rear garden, power points, vinyl flooring, textured ceiling.

Dining Room
9'8 x 8'3 (2.95m x 2.51m)
UPVC double glazed window to rear aspect, radiator, power points, wood effect flooring, textured ceiling.

First Floor Landing
Loft hatch, cupboard housing the boiler, power points, carpeted, textured ceiling.

Bedroom One
10'9 x 10'5 (3.28m x 3.18m)
UPVC double glazed window to rear aspect, radiator, power points, carpeted, textured ceiling.

Bedroom Two
9'9 x 9'9 (2.97m x 2.97m)
UPVC double glazed window to front aspect, storage cupboard, radiator, power points, carpeted, textured ceiling.

Bedroom Three
9'9 x 5'8 (2.97m x 1.73m)
UPVC double glazed window to front aspect, radiator, power points, carpeted, textured ceiling.

Shower Room
Three piece suite comprising of a shower unit, pedestal wash hand basin, close coupled W.C, obscured UPVC double glazed window to rear aspect, radiator, tiled walls, vinyl flooring, smooth plastered ceiling.

Rear Garden
Shed, gravel area with shrub borders, side access to the front of the property.

Front of Property
Front garden laid to lawn.

Garage
Garage with up and over door providing space for off-street parking for 1 car.

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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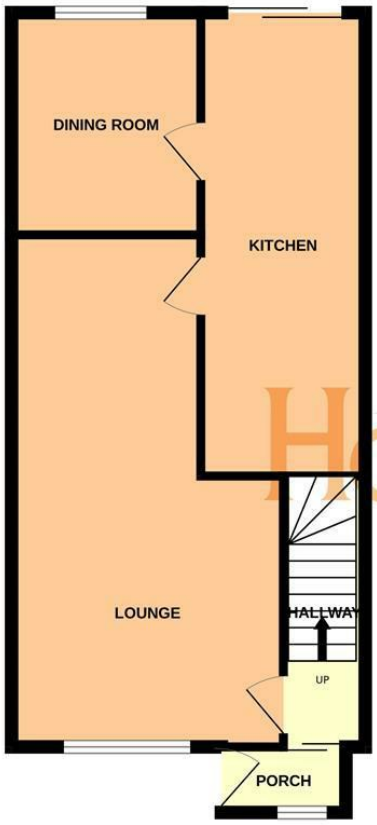
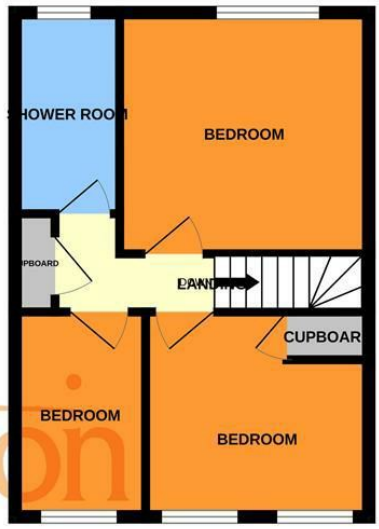
GROUND FLOOR



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. 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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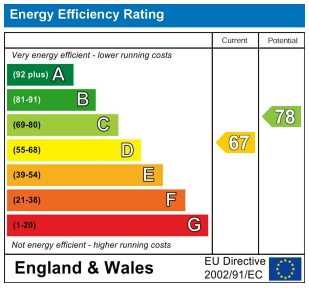

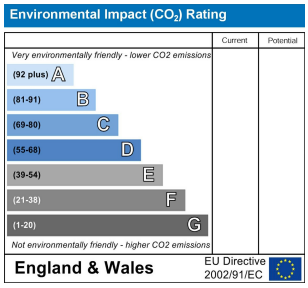

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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