

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

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Braxted Close, Rochford, SS4 1UN
£325,000

Horizon Estate Agents are delighted to offer to market this three bedroom mid-terraced house, situated in a sought after cul-de-sac location. The property comprises of three good-sized bedrooms, a wet room, 18'8 x 11'9 lounge and a kitchen/diner with integrated appliances. Further benefits include a garage, and well maintained front and rear gardens. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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Entrance Hallway

Obscured UPVC double glazed entry door, radiator, carpeted, coved textured ceiling.

Lounge

18'8 (into bay) x 11'9 (5.69m (into bay) x 3.58m)

UPVC double glazed bay window to front aspect, under stairs storage, radiator, power points, gas fireplace, carpeted, coved textured ceiling.

Kitchen/Diner

14'9 x 8'5 (4.50m x 2.57m)

Range of eye and base level units with work surfaces over, four ring gas hob with extractor hood over, integrated oven, integrated washing machine, integrated fridge freezer, tiled walls and flooring to kitchen, carpeted to dining area, UPVC double glazed sliding door to rear garden, UPVC double glazed window to rear aspect, radiator, power points, textured ceiling.

First Floor Landing

Loft hatch, carpeted, coved textured ceiling.

Bedroom One

16'9 x 7'7 (5.11m x 2.31m)

UPVC double glazed window to front aspect, fitted wardrobes, storage cupboard housing the boiler, radiator, carpeted, coved textured ceiling.

Bedroom Two

9'3 x 8'7 (2.82m x 2.62m)

UPVC double glazed windows to rear aspect, fitted wardrobes, radiator, power points, carpeted, coved textured ceiling.

Bedroom Three

13'5 x 5'9 (4.09m x 1.75m)

UPVC double glazed window to front aspect, fitted wardrobes, radiator, power points, carpeted, coved textured ceiling.

Wet Room

Three piece suite comprising of a wet room style shower, vanity wash hand basin, close coupled W.C, obscured double glazed window to rear aspect, radiator, tiled walls, laminate flooring, coved textured ceiling.

Rear Garden

Paved patio seating area, laid to artificial lawn, gate to rear providing rear access.

Garage

Up and over door, providing parking for 1 car.

Front of Property

Front garden laid to artificial lawn. On-Street Parking.

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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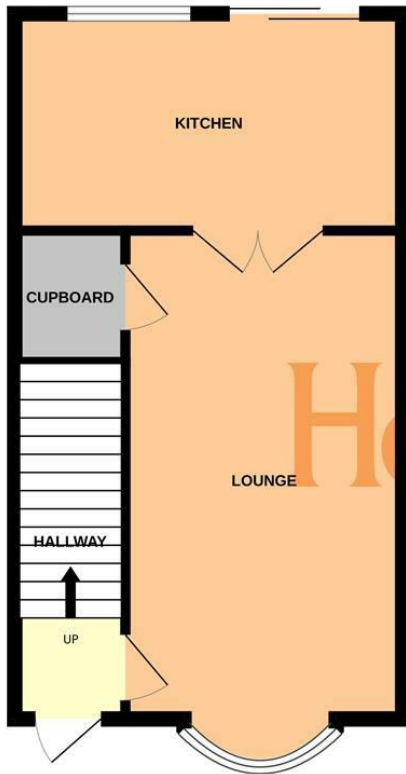
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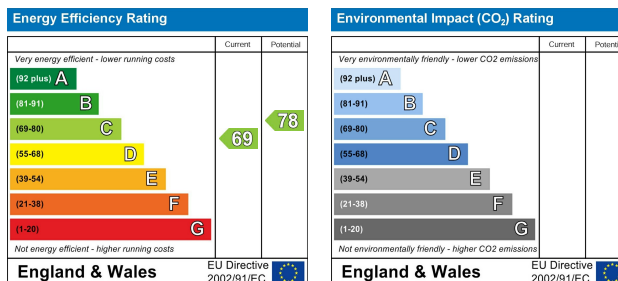
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GROUND FLOOR

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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