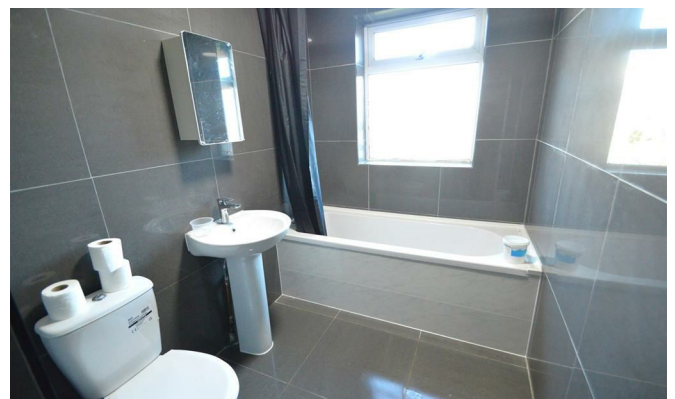


01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

Horizon

*your local property experts*



**Ashingdon Road, Rochford, SS4 3ET**  
**£1,800 Per Calendar Month**

Horizon Estate Agents are pleased to bring to the rental market this Three bedroom semi-detached bungalow, which has been recently refurbished. The property comprises of three double bedrooms, an open plan kitchen/lounge/diner, family bathroom and private rear garden. Close to local shops, schools and bus routes. Available now.

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



### **Bedroom Two**

Upvc double glazed window to side aspect, coving to textured ceiling, radiator, power points, wood flooring.

### **Lounge**

Upvc obscured double glazed entrance door to side aspect, coving to textured ceiling, radiator, power points, wood flooring, opening to:

### **Kitchen/Diner**

New fitted kitchen with working surfaces over, inset stainless steel sink with drainer unit, four ring gas hob with extractor hood over. new oven, space for appliances, upvc double glazed window to rear aspect, upvc double glazed patio doors to rear aspect, coving to textured ceiling, radiator, power points, tiled flooring.

### **Bathroom**

Three piece suite comprising panelled bath, close coupled w.c, pedestal wash hand basin, upvc obscured double glazed window to rear aspect, radiator, tiled walls, tiled flooring.

### **Hallway**

Coving to textured ceiling, radiator, wood flooring.

### **Bedroom One**

Upvc double glazed window to rear aspect, coving to textured ceiling, fitted wardrobes, radiator, power points, wood flooring.

### **Bedroom Three**

Upvc double glazed window to rear aspect, coving to textured ceiling, radiator, power points, wood flooring.

### **Front of Property**

Off street parking for one vehicle

### **Rear of Property**

Commences with a patio and leads to mainly laid to lawn with shrub and tree borders.

### **Additional Information**

Rent: £1800pcm

Deposit: £2076.92

Tenancy Length: 12 months

Council: Rochford District Council

Tax Band: C

### **Agents Note**

We require 2 forms of ID from every person over the age of 18 years. The ID would need to be given in person in order for us to see the originals. The 2 forms of identification that is acceptable would be Passport and Driving Licence if you haven't got both, a separate document stating your proof of address. Once these documents have been received a holding deposit equivalent to one week's rent will be required to reserve the property and we shall be start referencing.



# 01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*

GROUND FLOOR  
750 sq.ft. (69.6 sq.m.) approx.



# Horizon

TOTAL FLOOR AREA: 750 sq.ft. (69.6 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 purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 62026

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