

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Lesney Gardens, Rochford, SS4 1TY £1,500 Per Calendar Month

Horizon Estate Agents are pleased to bring to the rental market this three bedroom end of terrace house located on the popular matchbox development. The property comprises of 3 good sized bedrooms, two reception rooms, kitchen and bathroom. Further benefits include a private rear garden and a garage. Located within close proximity of local schools, transport links and amenities. Internal viewing is essential.

Entrance hall

Hardwood entrance door to porch, beige carpet, white and Grey papered walls, white gloss storage cupboard containing fuse box, electric meter and gas meter, textured ceiling, light switch and fitting, white gloss skirting and architraves, white gloss door to:

Lounge

15'4" x 11'3" (4.67 x 3.43)

Glazed window to front aspect with white gloss window cill, black curtain pole, white gloss skirting, beige carpet, magnolia walls, light timer, pendant light switch, four power points, telephone point, aerial point, Honeywell thermostat, textured ceiling, dado rail, radiator, opening onto:

Dining room

9'2" x 8'9" (2.79 x 2.67)

Glazed window and Upvc double glazed door to rear aspect, tiled flooring, radiator, textured ceiling, power point, two wall mounted mirrors, coved to textured ceiling, under stairs storage cupboard, opens to:

Kitchen

10'10" x 7'0" (3.30 x 2.13)

Glazed window to rear aspect, wooden blind, white gloss window cill, fitted kitchen comprising base and eye level wooden units (some marked with paint,) and green marble effect working surfaces over, inset sink and drainer, tiled walls, inset four ring gas hob with eye level Bosch oven, tiled flooring, built in storage cupboard, space and plumbing for domestic appliances, smoke alarm, chrome light fitting and switch, power points, cupboard housing boiler.

First floor landing

Beige carpet, white banister, yellow painted walls with leaf detail yellow and blue border, radiator, white skirting, textured ceiling, smoke alarm, light fitting and switch, lamp shade, loft access, doors off:

Bedroom one

12'7" x 9'5" (3.84 x 2.87)

Glazed window to rear aspect, white gloss window cill, curtain rail, magnolia walls, radiator, beige carpet, textured ceiling, white skirting, white gloss door and architraves, four power points, aerial point, light switch and fitting, pink lamp shade.

Bedroom two

10'3" x 10'2" (3.12 x 3.10)

Glazed window to front aspect, white gloss window cill, radiator, beige carpet, magnolia walls, built in storage cupboard containing hot water tank, light switch, fitting and beige lampshade, white net curtains, three power points, white gloss skirting, textured ceiling, white gloss door and architraves, one set cream curtains.

Bedroom three

7'1" x 6'6" (2.16 x 1.98)

Glazed window to front aspect, white gloss window cill, radiator, beige carpet, magnolia walls, light fitting and timer, blue lampshade, white gloss skirting, white gloss door and architraves, white net curtains, four power points, telephone point, textured ceiling.

Bathroom

Obscure glazed window to rear aspect, white gloss window cill, textured ceiling, white bathroom suite comprising panelled bath, pedestal wash hand basin, low level WC, part tiled walls, vinyl flooring, Manrose extractor, three red decorative prints, white gloss door, skirting and architraves, pull chord light switch and light fitting, glass lampshade, Triton shower and shower screen, part turquoise walls with orange border, part beige tiled walls, wall mounted mirror fronted cabinet.

Exterior

Commences with steps down to lawn area to the rear and side of the property with a courtesy gate to driveway, part bricked wall, wooden garden swing bench.

Driveway

Driveway providing off road parking leading to:

Garage

Up and over door.

Front

Situated on a corner plot with lawn area

Additional Information

Council - Rochford District Council

Council Tax Band - D

Deposit - £1730

Rent - £1500 pcm

Agents Notes

You must supply us with the following information, before we can run reference checks on you. We require this information from all parties that are contributing to the rent. If a Guarantor is required, we also need this information.

Information we require - ID (Passport and driving licence) - Most recent P60 - Last 3 months Bank statements - Last 3 months payslips (your last years accounts if self-employed) - A copy of your credit report. (This can be obtained by Exquifax, Experian)

Once all of the above has been received we will then email you our referencing form, which must be completed and returned to us before any referencing can be commenced. Please be aware that the property will remain on the market until we have all the above information and you have passed referencing. Once we receive your holding deposit of £100, the property will be withdrawn from the market. You will be offered insurance, which you have no obligation to take through FCC Paragon. If you decide to take insurance through FCC Paragon, the amount of commission we will receive will depend on the size of the policy/policies taken.

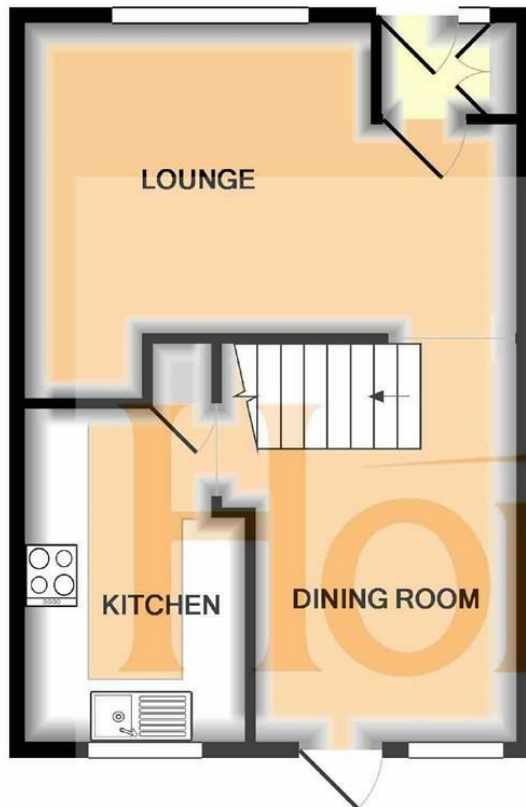


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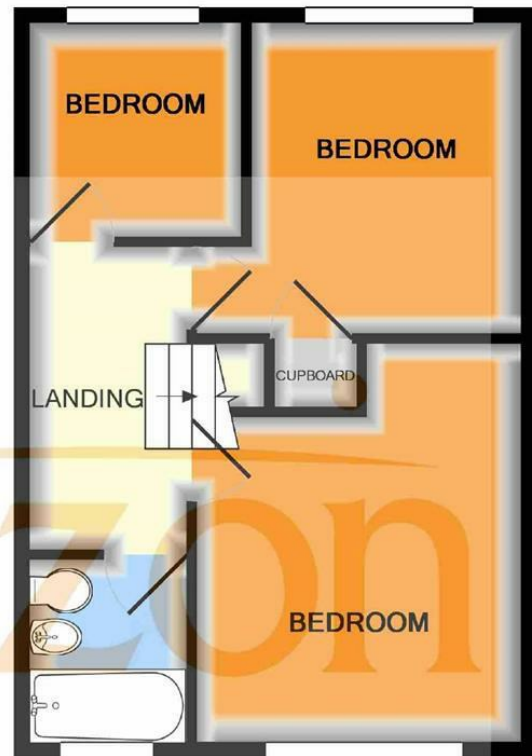
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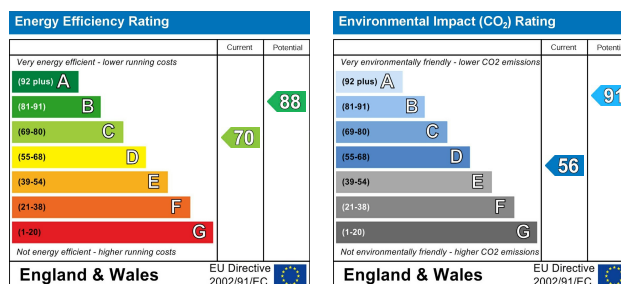


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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