

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

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Westbury, Rochford, SS4 1UL Offers In Excess Of £300,000

Two bedroom-semi detached bungalow situated in a popular location close to all local amenities including, shops, bus route, train station and schools. The property offers NO ONWARD CHAIN. There is a spacious lounge/diner, fitted kitchen, wet room and two bedrooms. There is a driveway with the potential to create more off street parking. There is a rear garden with a spacious undercover area to the side. This property has the potential to extend subject to planning. Viewing internally strongly advised.

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 The Property
Ombudsman

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Upvc double glazed entrance door leading to:

Entrance Porch

Upvc double glazed windows to front and side aspect, vinyl flooring, smooth plastered ceiling, part glazed door leading to:

Lounge

17'7" x 17'2" max L shaped (5.36m x 5.23m max L shaped)

Upvc double glazed window to front aspect, carpeted, radiator, coved and smooth plastered ceiling.

Kitchen

7'3" x 10'0" (2.21m x 3.05m)

Upvc double glazed window and door to side aspect, fitted kitchen comprising base and eye level units with laminated working surfaces, inset stainless steel sink and drainer, space and plumbing for domestic appliances, vinyl flooring, part tiled walls, smooth plastered ceiling with inset spot lights.

Inner lobby

Carpeted, coved and smooth plastered ceiling, loft hatch, doors off:

Bedroom One

8'7" max x 14'5" plus wardrobes (2.62m max x 4.39m plus wardrobes)

Upvc double glazed window to rear aspect, carpeted, radiator, built in wardrobe units.

Bedroom Two

10'3" into door recess x 8'8" (3.12m into door recess x 2.64m)

Upvc double glazed window to rear aspect, carpeted, radiator, smooth plastered ceiling

Rear garden

The rear garden commences with a paved patio area with the rest of the garden laid to lawn, shed, undercover side access to:

Front of property

Mainly laid to lawn and driveway leading to double gates.

Additional Information

Tenure: Freehold

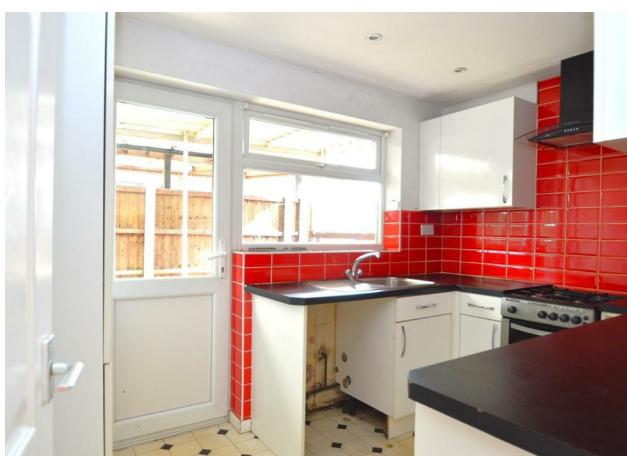
Council: Rochford District Council

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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TOTAL APPROX. FLOOR AREA 602 SQ.FT. (55.9 SQ.M.)

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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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		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.

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