

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

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your local property experts



Woodville Close, Rochford, SS4 1SN
£385,000

Horizon Estate Agents are pleased to offer to market this spacious three bedroom semi-detached chalet situated on the sought after Holt Farm Estate. The property comprises of three double bedrooms, a fitted kitchen, large lounge/diner, en-suite and modern ground floor shower room. Further benefits include a driveway providing off-street parking for multiple vehicles and a corner plot rear garden with patio seating area. Located within close proximity of local schools, shops and transport links. Internal viewing is essential. NO ONWARD CHAIN.

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 The Property
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Entrance Hall

Obscured entrance door, coving to textured ceiling, radiator, power points, carpeted.

Lounge/Diner

21'3" x 11'4 (6.48m' x 3.45m)

Double glazed bay window to front aspect, double glazed window to rear and side aspect, coving to smooth plastered ceiling, radiator, power points, carpeted.

Kitchen

8'8" x 6'3 (2.64m' x 1.91m)

Range of eye and base level units with working surfaces over, inset stainless steel sink drainer unit, Four ring hob with extractor over, integrated oven, integrated washing machine, integrated dishwasher, double glazed window to rear aspect, French door leading to rear garden, part tiled walls, power points.

Bedroom Three

11' x 10'9 (3.35m x 3.28m)

Double glazed window to front aspect, coving to textured ceiling, radiator, power points, carpeted.

Reception Room

11' x 9'3 (3.35m x 2.82m)

Double glazed window to rear aspect, coving to textured ceiling, radiator, power points, carpeted, stairs leading to first floor.

Shower Room

Three piece suite comprising vanity unit wash hand basin, close couple w.c, walk in shower cubicle, obscured double glazed window to rear aspect, heated towel rail, part tiled walls, tiled flooring.

Landing

Textured ceiling, carpeted.

Bedroom One

14'1" x 9'9 (4.29m' x 2.97m)

Double glazed window to front aspect, coving to smooth plastered ceiling, radiator, power points, carpeted, door too:

En-Suite

Three piece suite comprising vanity unit wash hand basin, close couple w.c, walk in shower cubicle, obscured double glazed window to side aspect, smooth plastered ceiling with spotlights, heated towel rail, tiled walls, carpeted.

Bedroom Two

10'9 x 9'6 (3.28m x 2.90m)

Double glazed window to rear aspect, coving to textured ceiling, eves storage cupboard, radiator, power points, carpeted.

Rear of Property

Corner plot garden commencing paved patio area, remained laid to lawn.

Front of Property

Paved driveway providing off street parking for multiple vehicles, side access to rear garden.

Additional information

Tenure: Freehold

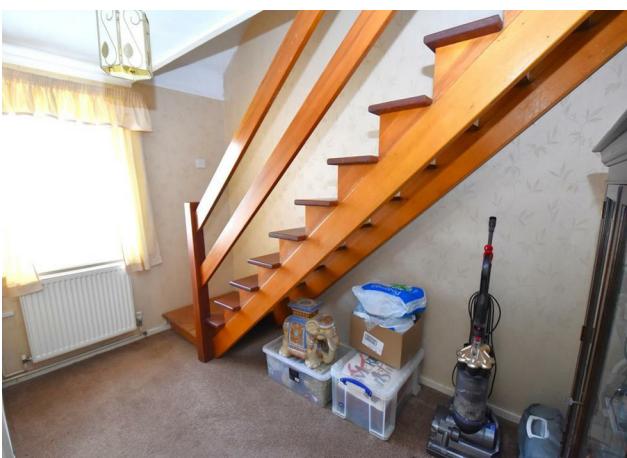
Council: Rochford District Council

Tax Band: D

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.

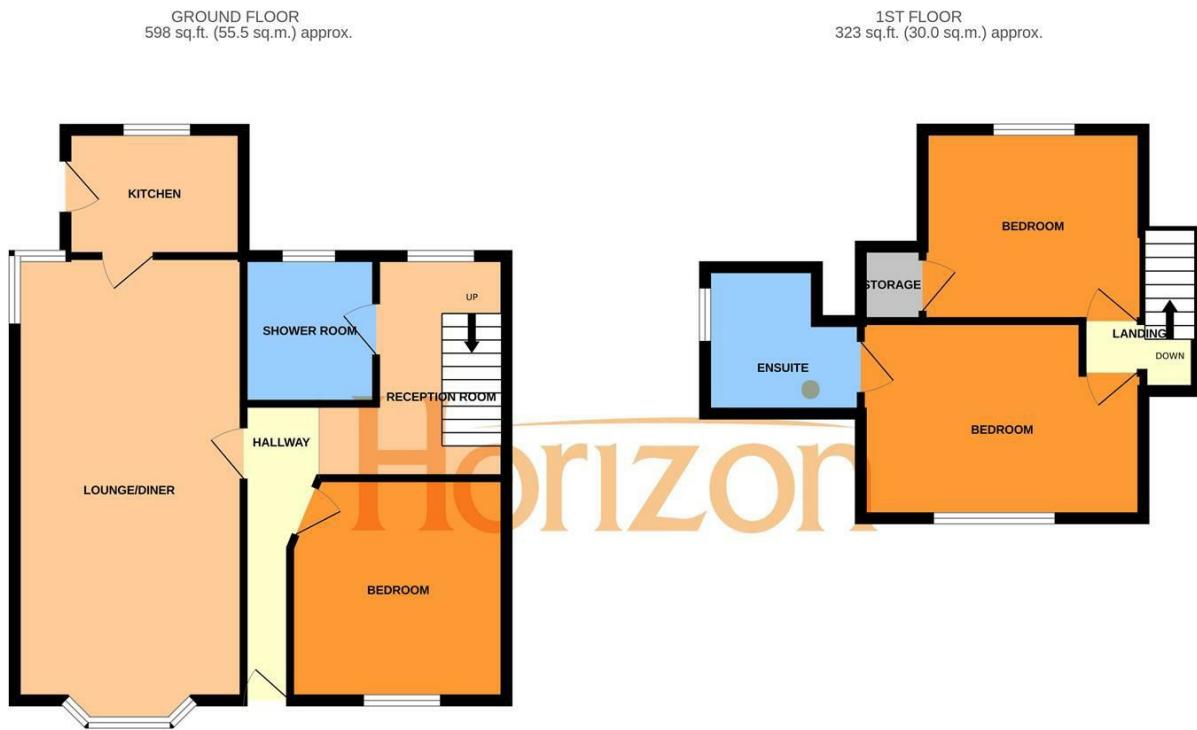


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TOTAL FLOOR AREA : 921 sq.ft. (85.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency 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 | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| 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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