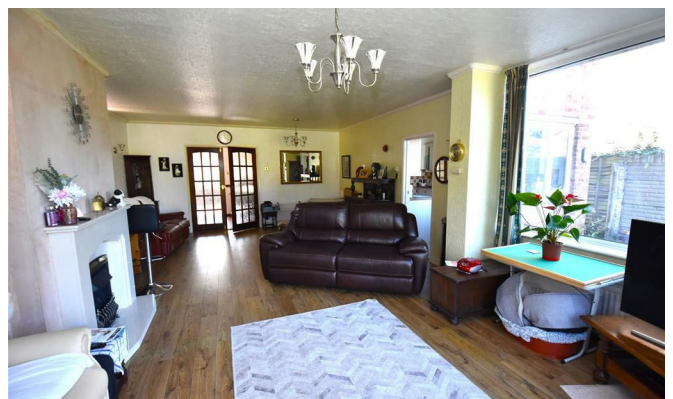


01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Brays Lane, Rochford, SS4 3DP Offers In Excess Of £425,000

Horizon Estate Agents are pleased to offer to market this 3 bedroom detached house, situated in Rochford. Within close proximity of local schools and shops. The property comprises of two large reception rooms, kitchen, utility room and 3 good sized bedrooms. Further features include off street parking, garage, balcony and a spacious rear garden. Internal viewing is essential. No Onward Chain.

Reception Room

'17'4' x 15'8' (5.28m' x 4.78m)

Upvc obscured double glazed entrance door, upvc double glazed window to front aspect, coving to textured ceiling with spotlights, stairs to first floor, storage cupboard, radiator, power points, wood flooring.

W.C

Close couple w.c, vanity unit wash hand basin, textured ceiling, tiled walls, laminated flooring.

Lounge

26'5' x 15'9' (8.05m' x 4.80m)

Upvc double glazed windows to side aspect, upvc double glazed French doors to rear garden, feature fireplace, radiator, power points, textured ceiling.

Kitchen

13'1' x 9'7' (3.99m' x 2.92m')

A range of eye and base level units with working surfaces over, inset sink with drainer unit, four ring electric hob

Utility Room

7'4' x 7' (2.24m' x 2.13m)

Boiler, storage cupboard, stainless steel sink drainer unit, power points.

Store

Eye level units, power points.

Landing

Textured ceiling, loft access, upvc double glazed French door to balcony, storage cupboard, power point, carpeted.

Bedroom One

12'2' x 10'10' (3.71m x 3.30m)

Upvc double glazed window to rear aspect, textured ceiling, built in wardrobes, radiator, power points, carpeted.

Bedroom Two

10'10' x 9'7' (3.30m' x 2.92m')

Upvc double glazed window to rear aspect, coving to textured ceiling, built in wardrobes, radiator, power points, carpeted.

Bedroom Three

8'9' x 8'6' (2.67m' x 2.59m')

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

Bathroom

Four piece suite comprising panelled bath, walk in shower, close coupled w.c, vanity unit wash hand basin, Two upvc obscured double glazed windows to side aspect, heated towel rail, smooth plastered ceiling with spotlights, laminated flooring.

Garage

Up and over door, power and light.

Front of Property

In and out driveway for Three vehicles.

Rear of Property

Paved patio seating area, laid to lawn, shed.

Additional Information

Tenure: Freehold

Council: Rochford District Council

Tax Band: E

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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GROUND FLOOR
1046 sq.ft. (97.2 sq.m.) approx.

1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 1528 sq.ft. (141.9 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 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		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC
		75			56

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.