

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Avro Road, Southend-On-Sea, SS2 6UX £1,950 Per Calendar Month

Horizon Estate Agents are delighted to offer to market this newly refurbished, three bedroom detached family home. The property comprises of three good-sized bedrooms, a newly fitted open plan kitchen/diner, a ground floor W.C and a newly fitted shower room. Further benefits include both front and rear gardens and a paved driveway providing ample off-street parking. Internal viewing is essential.

sales@horizonestates.co.uk
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rightmove

onTheMarket.com

Porch

UPVC obscured double glazed entry door, obscured UPVC double glazed windows to front aspect, carpeted, coved smooth plastered ceiling, further UPVC obscured double glazed entry door leading to:

Hallway

UPVC double glazed window to side aspect, radiator, power points, wood effect flooring, coved smooth plastered ceiling.

Lounge

13'1 x 11'7 (3.99m x 3.53m)

UPVC double glazed window to front aspect, radiator, power points, carpeted, coved smooth plastered ceiling.

W.C.

Low level W.C, wash hand basin, wood effect flooring, smooth plastered ceiling.

Kitchen/Diner

19'4 x 10'10 (5.89m x 3.30m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, four ring electric hob with extractor hood over, integrated oven, integrated fridge freezer, integrated dish washer, space and plumbing for washing machine, radiator, power points, UPVC double glazed window to rear aspect, UPVC double glazed French Doors to rear garden, wood effect flooring, coved smooth plastered ceiling.

First Floor Landing

Loft hatch, UPVC obscured double glazed window to side aspect, carpeted, coved smooth plastered ceiling.

Shower Room

Three piece suite comprising of a shower unit, close coupled W.C, vanity wash hand basin, obscured UPVC double glazed window to front aspect, storage cupboard, heated towel rail, wood effect flooring, coved smooth plastered ceiling.

Bedroom One

12'4 x 10'8 (3.76m x 3.25m)

UPVC double glazed window to front aspect, radiator, power points, carpeted, coved smooth plastered ceiling.

Bedroom Two

11'2 x 10'7 (3.40m x 3.23m)

UPVC double glazed window to rear aspect, radiator, power points, carpeted, coved smooth plastered ceiling.

Bedroom Three

8'3 x 8'0 (2.51m x 2.44m)

UPVC double glazed window to rear aspect, radiator, power points, carpeted, coved smooth plastered ceiling.

Rear Garden

Laid to lawn, gravel area to side, shed with power points, side access to the front of the property.

Front of the Property

Paved driveway providing ample off-street parking, front garden laid to lawn.

Additional Information

Rent: £1,950 pcm

Deposit: £2,250

Tenancy Length: 6 months

Council: Southend Borough Council

Tax Band: C

Agents Note

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 (your last year's accounts if self-employed) - A copy of your credit report. (This can be obtained by Equifax, Experian)



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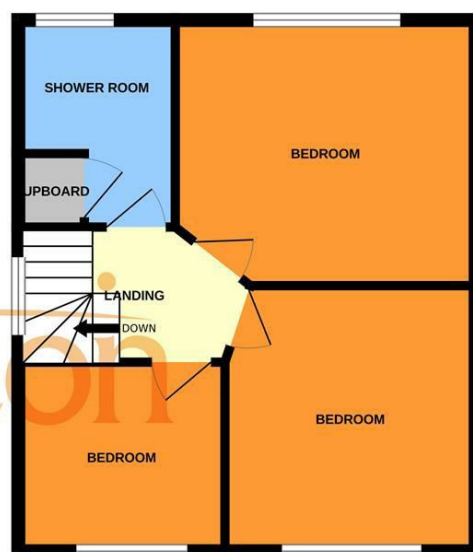
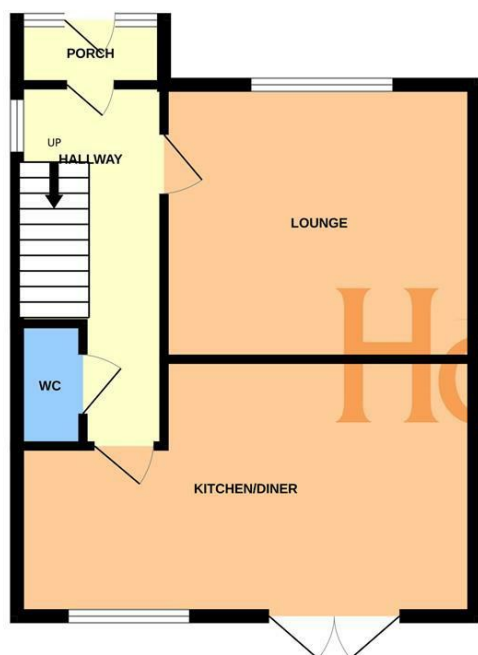
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GROUND FLOOR

1ST FLOOR



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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(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 (CO₂) 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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