01702 411 000
42 Hedingham Place
Rochford, Essex, SS4 1UP

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Sutton Road, Rochford, SS4 1HJ
Offers In Excess Of £325,000

Horizon Estate Agents are delighted to offer to market this spacious two bedroom detached bungalow. The property comprises of two double bedrooms, 15'7 x 13'6 Lounge, shower room, separate W.C, a fitted kitchen and a conservatory. Further benefits include a good-sized rear garden, a garage and a driveway providing ample off-street parking. Located within walking distance to local shops and transport links. Internal viewing is essential.

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Hallway
Obscured UPVC double glazed entry door, airing cupboard, loft hatch, storage cupboard, radiator, power points, carpeted, smooth ceiling.

Lounge
15'7 x 13'6 (4.75m x 4.11m)
UPVC double glazed window to front aspect, obscured double glazed windows to side aspect, gas feature fireplace, radiators, power points, carpeted, coved textured ceiling.

Bedroom One
14'5 x 13'6 (4.39m x 4.11m)
UPVC double glazed window to front aspect, fitted wardrobes, radiator, power points, carpeted, coved smooth plastered ceiling.

Bedroom Two
10'5 x 10'5 (3.18m x 3.18m)
UPVC double glazed window to rear aspect, radiator, power points, carpeted, coved textured ceiling.

W.C.
Close coupled W.C, obscured double glazed to rear aspect, partly tiled walls, laminate flooring, textued ceiling.

Shower Room
Two piece suite comprising of a shower unit, vanity wash hand basin, obscured double glazed window to rear aspect, tiled walls, laminate flooring, smooth plastered ceiling.

Kitchen
10'5 x 10'5 (3.18m x 3.18m)
Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, four ring gas hob with extractor hood over, integrated oven, space for fridge freezer, space for washing machine, obscured double glazed window to side aspect, radiator, power points, vinyl flooring, smooth plastered ceiling, double glazed door leading to:

Conservatory
9'6 x 8'9 (2.90m x 2.67m)
UPVC double glazed French Doors to rear garden, UPVC double glazed windows to side and rear aspects, power points, vinyl flooring.

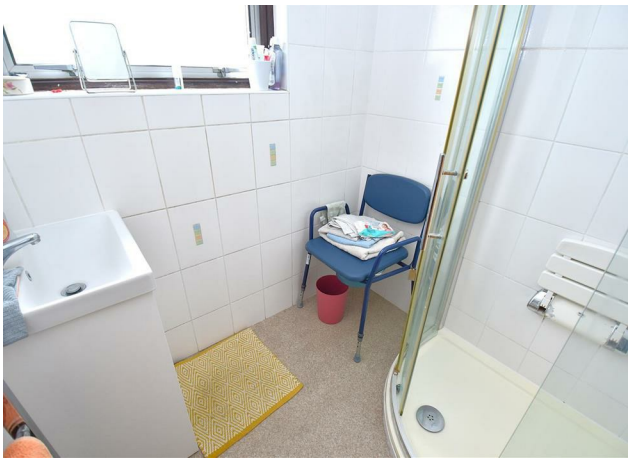
Rear Garden
Laid to lawn with tree and shrub borders, shed, gravel area, side access to the front of the property.

Garage
Up and over door, power points.

Front of Property
Driveway providing ample off-street parking. Front garden laid to lawn.

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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GROUND 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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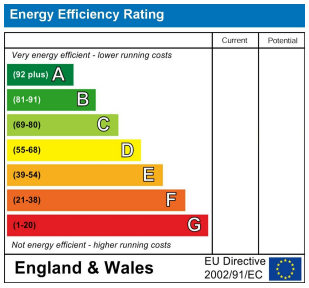

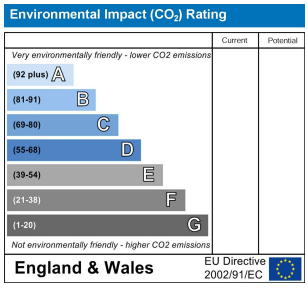

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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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