

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon
your local property experts



Rectory Avenue, Rochford, SS4 3AW
£425,000

Horizon Estate Agents are delighted to offer to market this spacious two bedroom detached bungalow, situated in a sought after location. The property comprises of two good-sized bedrooms, a bathroom, kitchen/breakfast room and a 16'7 x 9'8 Lounge. Further benefits include a detached garage with power, a rear garden laid to artificial lawn and a paved driveway providing ample off-street parking. Located within close proximity to transport links and local shops. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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 The Property
Ombudsman

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Hallway

Obscured UPVC double glazed entry door, storage cupboard, loft hatch, radiator, power points, carpeted, coved textured ceiling.

Bedroom

10'0 x 8'8 (3.05m x 2.64m)

UPVC double glazed bay window to front aspect, storage cupboard, radiator, power points, carpeted, coved textured ceiling.

Bedroom

13'2 x 9'8 (4.01m x 2.95m)

UPVC double glazed window to rear aspect, storage cupboard, fitted wardrobes, radiator, power points, carpeted, coved textured ceiling.

Bathroom

Three piece suite comprising of a walk-in bath with shower attachment over, pedestal wash hand basin, low level W.C, obscured UPVC double glazed window to front aspect, radiator, tiled walls, carpeted, textured ceiling.

Lounge

16'7 x 9'8 (5.05m x 2.95m)

UPVC double glazed French Doors to rear garden, UPVC double glazed window to rear, radiator, power points, carpeted, coved textured ceiling.

Kitchen/Breakfast Room

11'6 x 9'8 (3.51m x 2.95m)

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 and plumbing for washing machine, UPVC double glazed window to front aspect, obscured UPVC double glazed door to side, radiator, power points, wood effect flooring, coved textured ceiling.

Rear Garden

Mainly laid to artificial lawn, tree and shrub borders, shed, paved patio seating area, stoned seating area, side access to the front of the property.

Detached Garage

Electric roller garage door, power points.

Front of Property

Paved driveway providing ample off-street parking.

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 only. 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			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	63	75	(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			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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