

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

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your local property experts



Rectory Avenue, Rochford, SS4 3AQ
£390,000

Horizon Estate Agents are pleased to bring to market this modern and spacious three bedroom semi-detached house. The property comprises of three double bedrooms, family bathroom suite, 33'1 x 9'9 lounge diner, fitted kitchen and a integral garage. Further benefits include a good-sized rear garden with a patio seating area and a driveway to the front of the property, providing off-street parking for multiple cars. Located within close proximity to local schools, shops and transport links. Internal viewing is essential.

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Hallway

Obscured upvc double glazed entrance door, upvc obscured double glazed window to side aspect, smooth plastered ceiling, radiator, power points, tiled floor.

Lounge

21'3' x 9'9' (6.48m' x 2.97m')

Upvc double glazed bay window to front aspect, coving to smooth plastered ceiling, wall lights, gas fireplace, radiator, power points, carpeted, opening to:

Dining Room

10'6' x 9'3' (3.20m' x 2.82m')

Upvc double glazed French doors to rear garden, coving to smooth plastered ceiling, upvc obscured double glazed window to side aspect, radiator, power points, tiled floor.

Kitchen

11'2' x 9'4 (3.40m' x 2.84m)

A range of eye and base level units with rolled edged working surfaces. inset sink with drainer unit, integrated oven, 4 ring electric hob with extractor hood over, integrated fridge freezer, integrated washing machine, upvc double glazed French door to rear aspect, upvc double glazed window to rear aspect, smooth plastered ceiling with spotlights, power points, under floor heating, storage cupboard, tiled flooring.

Landing

Coving to smooth plastered ceiling, airing cupboard, carpeted, doors to all rooms,

Bedroom

12'10' x 8'8 (3.91m' x 2.64m)

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

Bathroom

Four piece suite comprising close coupled w/c, vanity unit wash hand basin, walk in shower, panelled bath, upvc obscured double glazed window to rear aspect, smooth plastered ceiling with spotlights, loft hatch, heated towel rail, tiled walls, tiled floor.

Bedroom

13'0' x 10'1' (3.96m' x 3.07m')

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

Bedroom

10'2' x 8'0 (3.10m' x 2.44m)

Upvc double glazed window to rear aspect, coving to textured ceiling, storage cupboard housing boiler, radiator, power points, carpeted.

Rear Garden

Laid to lawn, paved patio seating area, shed, side access to the front of the property.

Garage

Electric door, power and light.

Front of Property

Block paved driveway providing off-street parking for multiple vehicles.

Additional Information

Tenure: Freehold

Council: Rochford District Council

Tax Band: C

Agent Notes

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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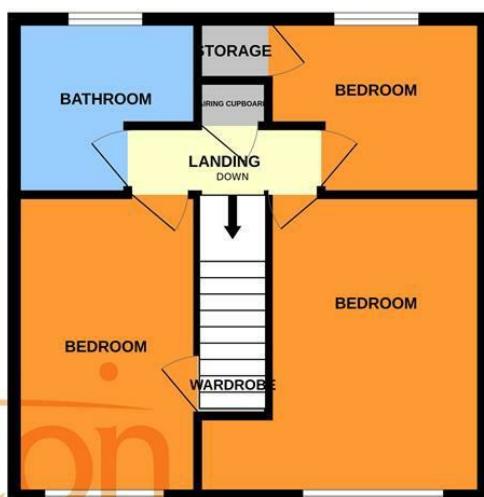
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GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 1031 sq.ft. (95.8 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		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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