

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Spring Gardens, Rayleigh, SS6 7DQ

Guide Price £350,000

**** GUIDE PRICE £350,000 - £360,000 ****

Horizon Estate Agents are pleased to offer to market this spacious two bedroom semi-detached bungalow situated in a sought after location. The property comprises of two double bedrooms, a lounge, separate dining room, fitted kitchen, bathroom and conservatory. Further benefits include a good-sized rear garden with patio seating area and a paved driveway providing off-street parking for approximately 10 cars. Located within walking distance to Rayleigh High Street, local schools and transport links. Offered with No Onward Chain. Internal viewing is essential.

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horizonstates.co.uk



rightmove

onTheMarket.com

Hall

Obscured double entry door, carpeted, radiator, power points, coving to textured ceiling.

Lounge

13'0 x 11'0 (3.96m x 3.35m)

UPVC Double glazed window to front aspect, carpeted, feature fireplace, radiator, power points, coving to textured ceiling.

Bedroom 2

10'5 x 9'9 (3.18m x 2.97m)

UPVC Double glazed window to front aspect, carpeted, radiator, power points, coving to textured ceiling.

Bedroom 1

11'1 x 10'7 (3.38m x 3.23m)

Double glazed window to rear aspect, carpeted, radiator, power points, coving to textured ceiling, single glazed window to conservatory.

Bathroom

Three piece suite comprising close coupled W/C, pedestal wash hand basin, panelled bath, Obscured UPVC double glazed window to side aspect

Diner

10'7 x 7'4 (3.23m x 2.24m)

Double glazed window to side aspect, radiator, carpeted, power points, coving to textured ceiling.

Kitchen

10'7 x 6'5 (3.23m x 1.96m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, space for cooker with extractor hood over, space for fridge freezer, space and plumbing for washing machine, power points, UPVC double glazed window to rear aspect, obscured double glazed door to side, tiled walls, wood effect flooring.

Conservatory

10'8 x 10'7 (3.25m x 3.23m)

Double glazed French door to rear aspect, radiator, power points, carpeted.

Rear of property

Laid to lawn with trees and shrubs border, patio seating area, side access to front, shed.

Front of property

Paved driveway providing off-street parking for approximately 10 cars.

Additional information

Tenure: Freehold

Council: Rochford District Council

Tax Band: C

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.

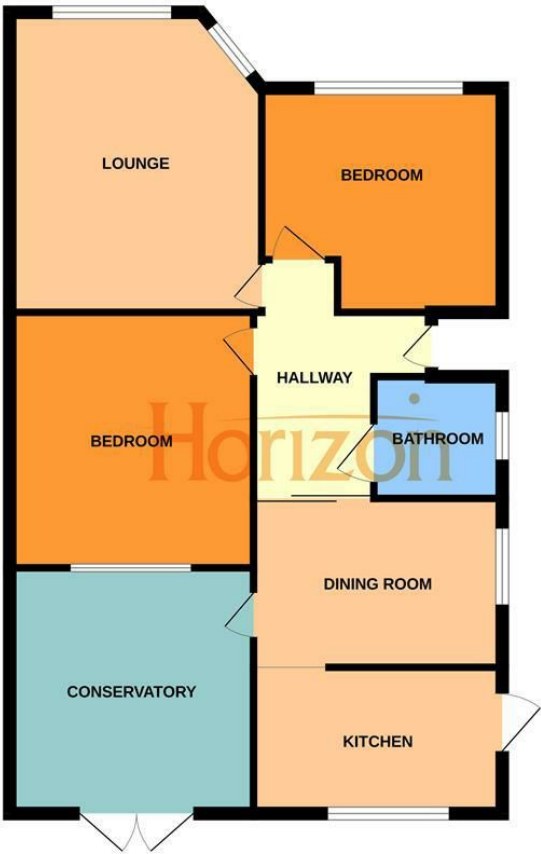
Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.



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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		56	
(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.