

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

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Adams Glade, Rochford, SS4 3LA
Guide Price £325,000

Guide Price £325,000-£340,000

Horizon Estate Agents are pleased to offer to market this well maintained and spacious three bedroom terraced house situated in a quiet cul-de-sac. The property comprises of large lounge, good sized kitchen/Diner, conservatory, ground floor W/C, bathroom and three bedrooms. Further benefits include a driveway providing off-street parking for two vehicles, a garage and a good-sized rear garden. Located within easy reach of local schools, transport links, shops and amenities. Internal viewing is essential.

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Entrance Porch

Upvc obscured double glazed entrance door, upvc obscured double glazed window to side aspect, coving to textured ceiling, radiator, carpeted.

W/C

Two piece suite comprising close coupled w.c, wash hand basin, upvc obscured double glazed window to front aspect, textured ceiling, tiled flooring.

Lounge

17'2' x 10'10 (5.23m' x 3.30m)

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

Kitchen/Diner

17'2' x 6'1 (5.23m' x 1.85m)

Range of eye and base level units with working surfaces over, inset sink and drainer unit, extractor hood, space for appliances, textured ceiling, upvc double glazed window to rear aspect, part tiled walls, radiator, power points, laminated flooring. Upvc double glazed French doors to:

Conservatory

9'1' x 7' (2.77m' x 2.13m)

Upvc double glazed window to side and rear aspect, upvc double glazed French doors to side aspect, radiator, laminated flooring.

Landing

Textured ceiling with loft access, power points, carpeted.

Bedroom One

11'0 x 10'1 (3.35m x 3.07m)

Upvc double glazed window to rear aspect, textured ceiling, radiator, power points, carpeted.

Bathroom

Three piece suite comprising bath with shower over, vanity unit wash hand basin and w.c, smooth plastered ceiling with spotlights, tiled walls, heated towel rail, velux window to rear aspect, tiled flooring.

Bedroom Two

10'11' x 7'1 (3.33m' x 2.16m)

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

Bedroom Three

9'1' x 7'1 (2.77m' x 2.16m)

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

Rear Garden

Paved patio area leading to lawn, gate at bottom leading to garage.

Front of Property

Paved driveway providing off street parking for two vehicles.

Garage

Garage with up and over door providing storage or an additional parking space.

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.



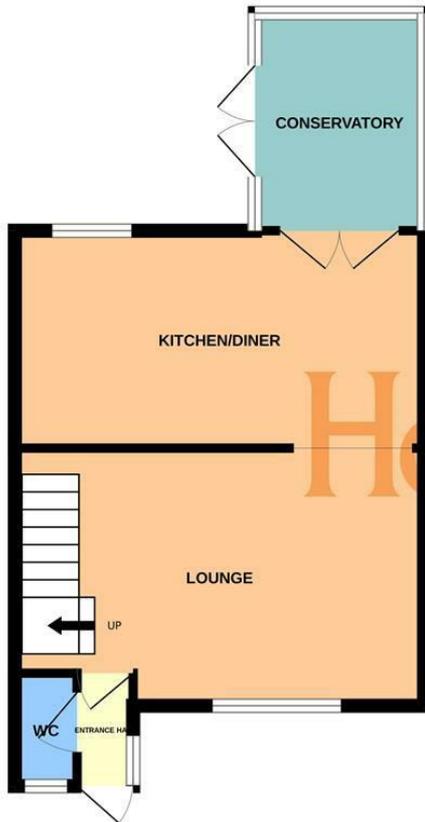
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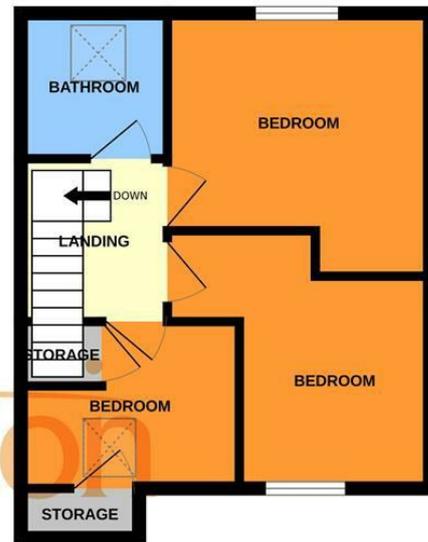
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GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 767 sq.ft. (71.3 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	Environmental Impact (CO ₂) Rating		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				(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		England & Wales		EU Directive 2002/91/EC	
		75	81				

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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