

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

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your local property experts



Queen Elizabeth Chase, Rochford, SS4 1JJ
£270,000

Horizon Estate Agents are delighted to offer to market this spacious two bedroom, two reception room, mid terrace house, providing a great purchase opportunity for a First Time Buyer or Investor. The property comprises of two double bedrooms, a family bathroom, a 12'2 x 11'7 lounge, separate dining room and a fitted kitchen. The property also benefits from a rear garden with paved patio seating area and a shed. Located within walking distance to local shops, bus links, Southend Airport and Southend Airport Railway Station. Offered with No Onward Chain. Internal viewing is essential.

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Entrance

Upvc double glazed entrance door, smooth plastered ceiling, radiator, wood flooring.

Dining Room

10'4 x 7'10 (3.15m x 2.39m)

Upvc double glazed window to front aspect, plastered ceiling, power points, wood flooring.

Lounge

11'7 x 12'2 (3.53m x 3.71m)

Upvc double glazed window to rear aspect, coving to textured ceiling, dado rail, power points, radiator, built in storage cupboard, wood flooring. opening onto:

Kitchen

9'5 x 7'7 (2.87m x 2.31m)

Upvc double glazed windows to rear and side aspect, Upvc double glazed door to side aspect, fitted kitchen comprising a range of eye and base level units with rolled edged working surfaces over, inset sink and drainer, part tiled walls, inset four ring hob with oven below and extractor hood over, smooth plastered ceiling, tiled flooring, radiator.

Landing

Carpeted, smooth plastered ceiling.

Bedroom One

10'4 x 12'2 (3.15m x 3.71m)

Upvc double glazed window to front aspect, smooth plastered ceiling, built in storage cupboard, radiator, power points, carpeted.

Bedroom Two

12'3 x 11'2 (3.73m x 3.40m)

Upvc double glazed window to rear aspect, coving to smooth plastered ceiling with loft access, radiator, power points, carpeted, door leading to:

Bathroom

Upvc obscured double glazed window to rear aspect, white three piece suite comprising panelled bath with shower over, close coupled WC, pedestal wash hand basin, built in storage cupboard, part tiled walls, laminated wood effect flooring, part tiled walls, smooth plastered ceiling.

Rear of Property

Paved patio seating area, laid to lawn, shed.

Additional Information

Tenure: Freehold

Council: Rochford District Council

Tax Band: B

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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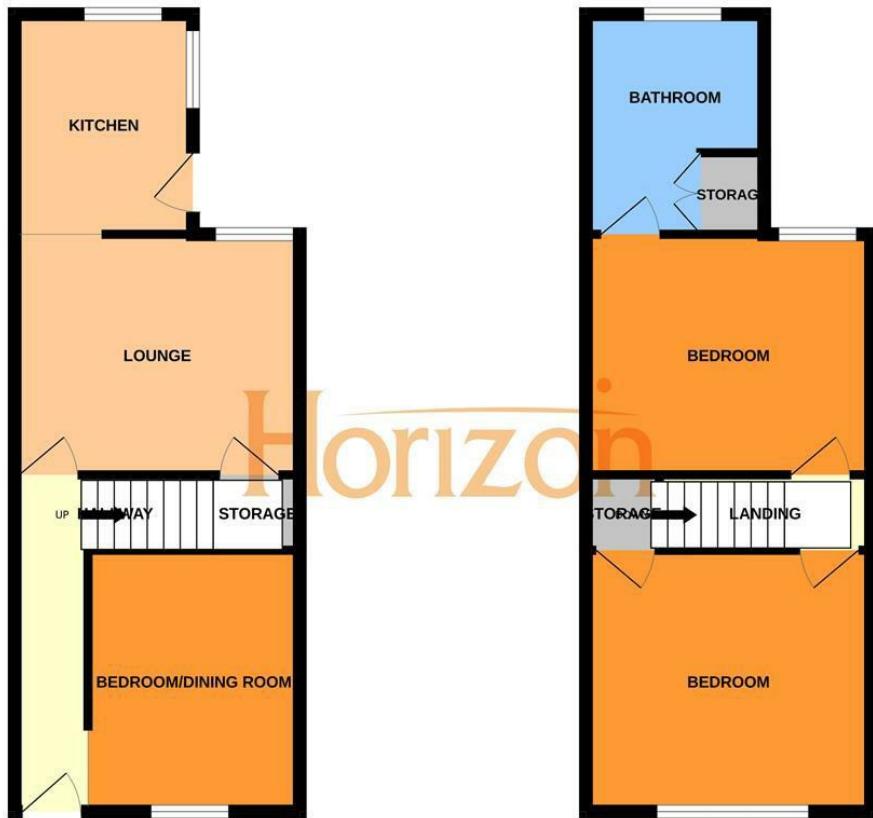
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GROUND FLOOR
371 sq.ft. (34.5 sq.m.) approx.

1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 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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