

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

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Stambridge Road, Rochford, SS4 1DY Guide Price £250,000

GUIDE PRICE £250,000 - £270,000

Horizon Estate Agents are pleased to bring to market this spacious two bedroom end of terrace house. The property comprises of two reception rooms, two double bedrooms, an en-suite bathroom, a kitchen and downstairs W.C. Further benefits include a large rear garden, gas central heating and UPVC double glazed windows throughout. Located within walking distance of Rochford Town Centre and Rochford Railway Station. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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Porch

UPVC double glazed french entrance doors, UPVC double glazed windows to side aspects, single glazed door leading to:

Lounge

13'11 x 13'5 (4.24m x 4.09m)

UPVC double glazed bay window to front aspect, radiator, power points, lino flooring, textured ceiling.

Dining Room

13'11 x 11'4 (4.24m x 3.45m)

UPVC double glazed door to rear garden, storage cupboard, radiator, power points, lino flooring, textured ceiling.

Kitchen

12'5 x 5'9 (3.78m x 1.75m)

UPVC double glazed windows to side and rear aspects, UPVC double glazed door to rear garden. Range of eye and base level units with work surfaces over, stainless steel sink drainer unit with mixer tap, four ring gas hob with extractor hood over, space and plumbing for washing machine, power points, radiator, partly tiled walls, laminate flooring, smooth plastered ceiling.

W.C.

Low level W.C, obscured UPVC window to rear aspect, laminate flooring, smooth plastered ceiling.

Landing

Carpeted, textured ceiling

Bedroom

13'2 x 11'4 (4.01m x 3.45m)

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

Bedroom

11'4 x 10'5 (3.45m x 3.18m)

UPVC double glazed window to rear aspect, loft hatch, radiator, power points, storage cupboard, carpeted, textured ceiling.

En-Suite

Three piece suite comprising of a panelled bath, pedestal wash hand basin, low level W.C, obscured UPVC double glazed window to side aspect, radiator, tiled walls, laminate flooring, smooth plastered ceiling.

Rear Garden

Paved patio seating area, decking area, laid to lawn with flower and shrub borders, further paved patio area to rear with a 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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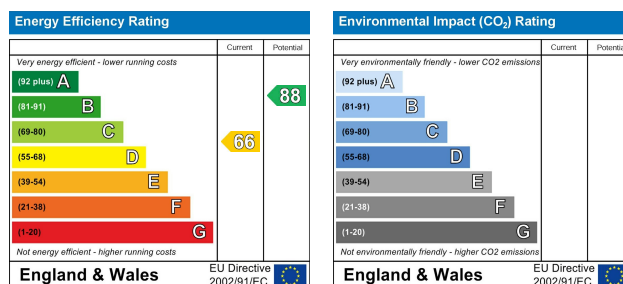
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.



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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