

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

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your local property experts



Dalys Road, Rochford, SS4 1RA
£395,000

Horizon Estate Agents are delighted to offer to market this spacious, two bedroom, two reception room semi-detached bungalow, with potential to extend subject to planning permission. The property comprises of two double bedrooms, a 14'0 x 12'7 Lounge, a separate dining room, fitted kitchen, bathroom and a lean-to/utility room. Further benefits include a 120' rear garden and a driveway providing ample off-street parking for multiple vehicles. Located within walking distance to Rochford Railway Station, bus links, Rochford Square and local schools. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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The Property
Ombudsman

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Hallway

Obscured UPVC double glazed entry door, loft hatch, radiator, power points, carpeted, textured ceiling.

Lounge

14'0 (into bay) x 12'7 (4.27m (into bay) x 3.84m)

UPVC double glazed bay window to front aspect, bricked feature fireplace, radiator, power points, carpeted, coved textured ceiling.

Bedroom

12'8 x 10'9 (3.86m x 3.28m)

UPVC double glazed window to front aspect, radiator, power points, carpeted, smooth plastered ceiling.

Bedroom

12'8 x 10'9 (3.86m x 3.28m)

UPVC double glazed window to rear aspect, radiator, power points, carpeted, smooth plastered ceiling

Bathroom

Three piece suite comprising of a panelled bath with shower head over, pedestal wash hand basin, close coupled W.C, obscured UPVC double glazed window to rear aspect, radiator, tiled walls, laminate flooring, coved smooth plastered ceiling.

Dining Room

10'9 x 10'8 (3.28m x 3.25m)

UPVC double glazed window to side aspect, obscured UPVC double glazed door leading to the Lean-To/Utility Room, radiator, power points, coved textured ceiling, opening to:

Kitchen

9'8 x 7'2 (2.95m x 2.18m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, space for cooker with fitted extractor hood over, UPVC double glazed window to rear aspect, power points, tile effect flooring, textured ceiling.

Lean-To / Utility Room

9'8 x 4'9 (2.95m x 1.45m)

Space and plumbing for washing machine, space for tumble dryer, power points, single glazed windows to side and rear aspects, obscured single glazed door leading to:

Rear Garden

120ft in Length, Patio seating area, detached garage with power, shed, mainly laid to lawn with tree and shrub borders, side access to the front of the property.

Front of Property

Driveway providing ample off-street parking for multiple vehicles, front garden laid to lawn.

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.



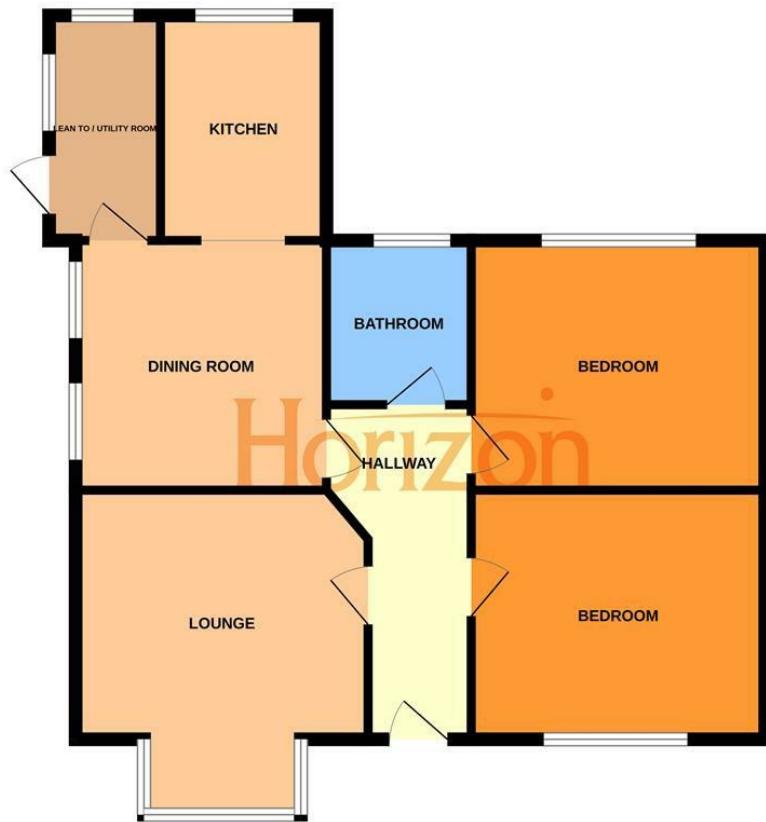
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GROUND FLOOR



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. The floorplan 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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