

01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

Horizon  
*your local property experts*



**Athelstan Crescent, Rochford, SS4 1GY**  
**£350,000**

Horizon Estate Agents are pleased to bring to market this modern and spacious two bedroom semi-detached house. The property comprises of two double bedrooms, Jack & Jill bathroom suite, 15'7 x 15'1 lounge diner, fitted kitchen and ground floor W.C. Further benefits include a good-sized rear garden with a patio seating area and artificial lawn and a paved driveway to the front of the property, providing off-street parking for 2-3 cars. Located within close proximity to local schools, shops and transport links. Internal viewing is essential.

[sales@horizonestates.co.uk](mailto:sales@horizonestates.co.uk)  
[horizonestates.co.uk](http://horizonestates.co.uk)

 The Property  
Ombudsman

 rightmove

 OnTheMarket.com

### **Entrance Hall**

Composite entry door, radiator, power points, porcelain tiled flooring, carpeted stair case to first floor, smooth plastered ceiling.

### **W.C.**

Two piece suite comprising of a low level W.C, wash hand basin, obscured UPVC double glazed window to front aspect, heated towel rail, wall mounted storage cupboard, porcelain tiled flooring, smooth plastered ceiling.

### **Kitchen**

10'3 x 6'10 (3.12m x 2.08m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit with mixer tap, integrated fridge freezer, integrated oven, four ring gas hob with extractor hood over, space and plumbing for washing machine, space and plumbing for dishwasher, UPVC double glazed window to front aspect, power points, porcelain tiled flooring, smooth plastered ceiling.

### **Lounge/Diner**

15'7 x 15'1 (4.75m x 4.60m)

UPVC double glazed French Doors to rear garden, UPVC double glazed windows to rear aspect, storage cupboard, x2 radiators, power points, porcelain tiled flooring, smooth plastered ceiling.

### **First Floor Landing**

Loft hatch, radiator, power points, storage cupboard, LVT flooring, smooth plastered ceiling.

### **Bedroom**

15'1 x 9'9 (4.60m x 2.97m)

UPVC double glazed window to front aspect, fitted wardrobes, power points, LVT flooring, smooth plastered ceiling.

### **Jack & Jill Bathroom**

Three piece suite comprising of a panelled bath with shower over, wash hand basin, low level W.C, heated towel rail, partly tiled walls, LVT flooring, smooth plastered ceiling.

### **Bedroom**

15'1 x 8'8 (4.60m x 2.64m)

UPVC double glazed window to rear aspect, storage cupboard, radiator, power points, LVT flooring, smooth plastered ceiling.

### **Rear Garden**

Laid to artificial lawn, paved patio seating area, shed, outdoor water tap, side access to the front of the property.

### **Front of Property**

Paved driveway providing off-street parking for 2-3 cars.

### **Additional Information**

Tenure: Freehold

Council: Rochford District Council

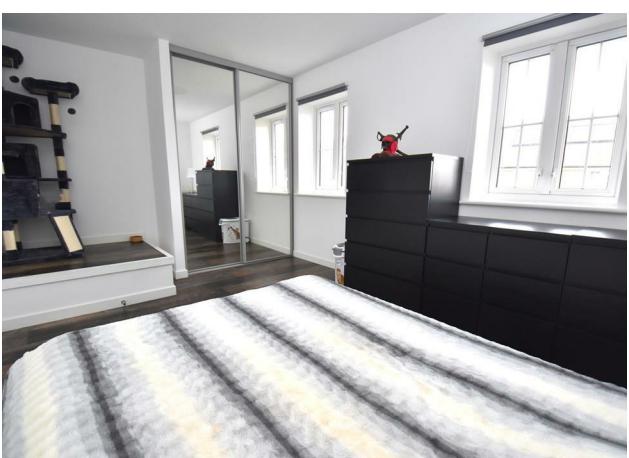
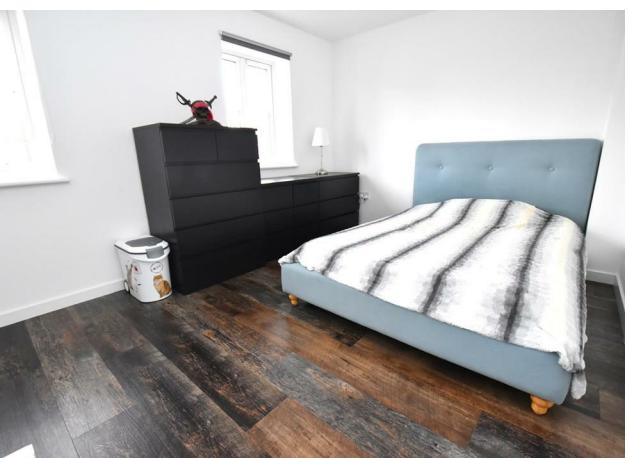
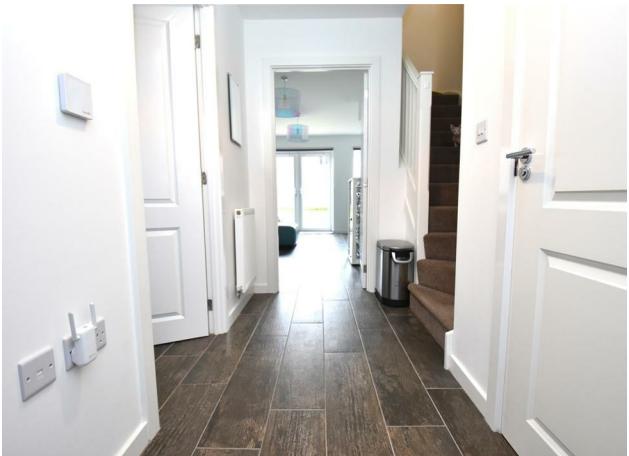
Tax Band: C

Annual Service Charge - £280.85

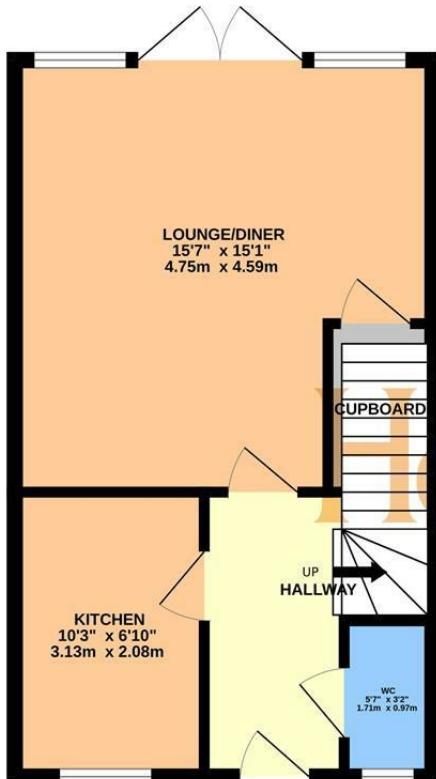
### **Agents Note**

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.

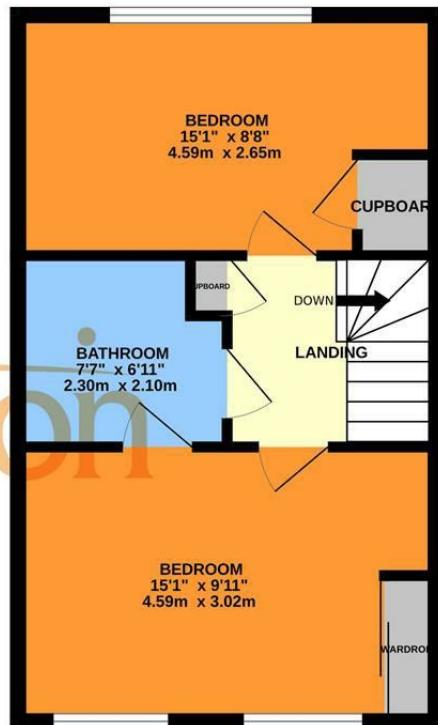
Should you arrange a Mortgage through our recommended mortgage advisor, of which there is no obligation. We will receive a commission fee, the amount of commission will depend on the size of the loan and any associated insurance products that you decide to take.



## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 indicative 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.

Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	93	95
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.