

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Ashcombe, Rochford, SS4 1SL

£350,000

Horizon Estate Agents are delighted to offer to market this spacious four bedroom semi-detached chalet, with potential to extend STPP. The property comprises of four good-sized bedrooms, a large lounge, separate dining room, kitchen and a fitted bathroom. Further benefits include a rear garden with a patio seating area and workshop, a front garden laid to lawn, a car port and a driveway providing ample off-street parking for several vehicles. Situated on the sought after Holt Farm Estate, within close proximity to local schools, shops and transport links. Offered with NO ONWARD CHAIN. Internal viewing is essential.

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rightmove

onTheMarket.com

Entrance Hall

Obscured double glazed entry door, radiator, carpeted, textured ceiling

Bedroom

8'2 x 7'6 (2.49m x 2.29m)

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

Bedroom

13'11 x 10'6 (4.24m x 3.20m)

Double glazed window to front aspect, feature fireplace, radiator, power points, carpeted, coved textured ceiling.

Bathroom

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

Kitchen

9'5 x 7'3 (2.87m x 2.21m)

Range of eye and base level units with work surfaces over, composite sink drainer unit, space for cooker, extractor hood, space for fridge freezer, space and plumbing for washing machine, power points, tiled walls, tiled flooring.

Dining Room

11'11 x 9'1 (3.63m x 2.77m)

Cupboard housing the water meter, stairs to the first floor, radiator, power points, carpeted, textured ceiling.

Lounge

17'11 x 10' (5.46m x 3.05m)

Double glazed windows to side and rear aspects, double glazed French Doors to rear garden, radiators, power points, carpeted, coved textured ceiling.

Landing

Double glazed window to rear aspect, carpeted, textured ceiling.

Bedroom

15'8 x 9'4 (4.78m x 2.84m)

Double glazed windows to rear and side aspects, radiator, power points, carpeted, smooth plastered ceiling.

Bedroom

15'8 x 6'2 < 9'2 (4.78m x 1.88m < 2.79m)

Double glazed window to rear aspect, radiator, power points, eaves storage cupboard, carpeted, textured ceiling.

Rear Garden

Covered paved patio seating area, laid to lawn with tree and shrub borders, workshop with power points, side access to the front of the property.

Front of Property

Driveway providing ample off-street parking for several vehicles, car port, front garden laid to lawn, side access to the rear of the property.

Additional Information

Tenure: Freehold

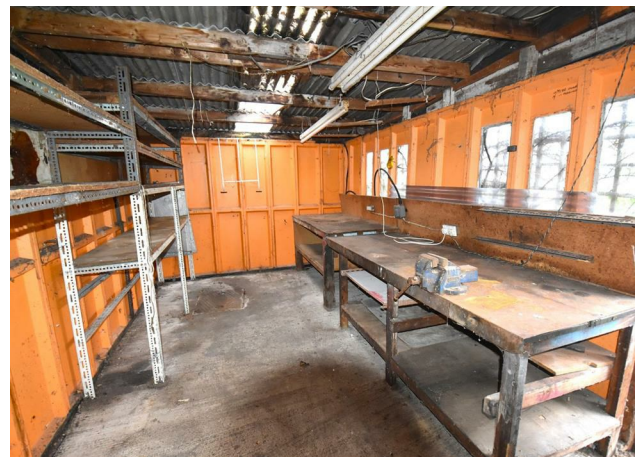
Council: Rochford District Council

Tax Band: D

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.

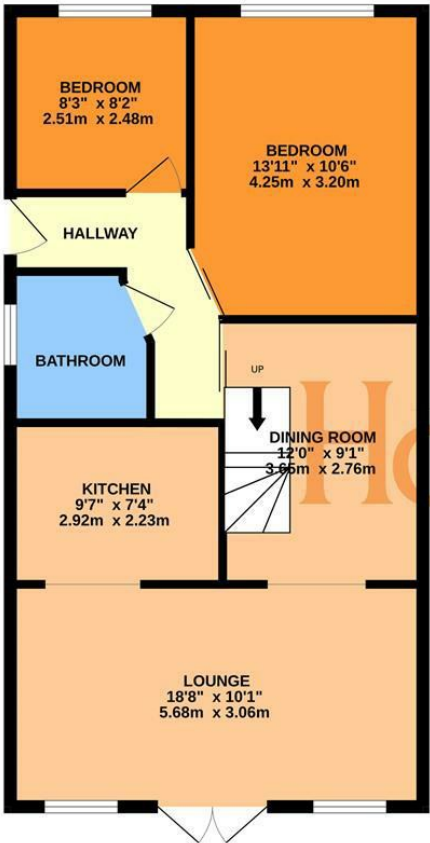


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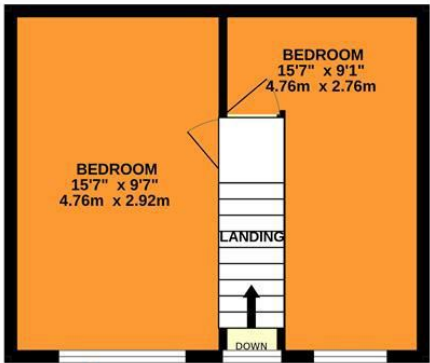
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GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.




1ST FLOOR
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA: 961 sq.ft. (89.3 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		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		87		(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	
					

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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