

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Ashingdon Road, Rochford, SS4 1RF £300,000

Horizon Estate agents are pleased to offer for sale this Two bedroom semi detached house which has the benefit of off street parking and a west backing rear garden. Further features include a 24'8 Lounge/Diner and 11'4 fitted kitchen. Located close to local Schools and Rochford Railway station. No onward chain.

sales@horizonstates.co.uk
horizonstates.co.uk



rightmove

onTheMarket.com

Entrance

Hardwood entrance door to:-

Porch

Hardwood entrance door to:-

Lounge/Diner

24'8 x 12'4 (7.52m x 3.76m)

Double glazed window to front aspect, radiator, power points, built in under stairs storage cupboard, coved and textured ceiling, carpeted, sliding door to:-

Kitchen

11'4 x 8'1 (3.45m x 2.46m)

Comprising a range of fitted eye and base level units with work surfaces over, inset one and a half bowl, single drainer sink unit with mixer tap, space for appliances, built in cooker with four ring gas hob over and extractor fan above, part tiled walls, power points, double glazed window to side aspect, double glazed door leading to rear garden, laminated flooring Door to stair case leading to:-

First floor landing

Loft access, carpeted, doors of to all rooms.

Bedroom One

12'4 x 11'3 (3.76m x 3.43m)

Two double glazed windows to front aspect, radiator, power points, smooth plaster ceiling, carpeted.

Bedroom Two

11'2 x 6'7 (3.40m x 2.01m)

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

Bathroom

Comprising panelled bath with mixer tap and shower attachment, close coupled W.C, pedestal wash hand basin, radiator, part tiled walls, wood panelled ceiling, heated towel rail, built in airing cupboard, obscured double glazed window to rear aspect, laminated flooring.

Rear garden

Commencing with a hard standing area with remainder laid to lawn, shed to rear, fenced surrounds, side access.

Front of property

Provides off street parking for two cars.

Additional information

Tenure: Freehold

Council: Rochford District

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.



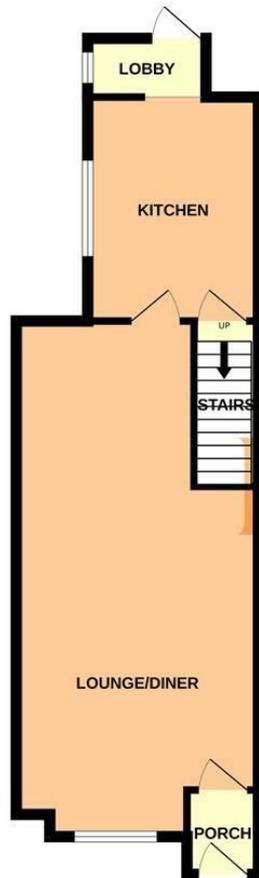
01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts

GROUND FLOOR
462 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 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.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(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.

sales@horizonstates.co.uk
horizonstates.co.uk

