

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Johnson Close, Rochford, SS4 1TP
£310,000

Horizon Estate Agents are pleased to bring to the property market this two bedroom semi detached bungalow. Situated in a peaceful and popular close being within walking distance of Golden Cross shops, local bus route and Schools. The property has a lounge 18'01 x 11'07, kitchen, bathroom with white suite and two bedrooms. There is a detached garage and there is the potential to create more off street parking. NO ONWARD CHAIN.

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UPVC Entrance Door To:

Hallway

Textured and coved ceiling with loft access. Carpeted and radiator.

Lounge

18'01 x 11'07 (5.51m x 3.53m)

Textured and coved ceiling, UPVC double glazed bay window to front, carpeted, electric fire with surround and radiator.

Bedroom

14'02 x 9'10 (4.32m x 3.00m)

UPVC double glazed window to rear, carpeted, radiator and fitted wardrobes.

Kitchen

9'06 x 9'01 (2.90m x 2.77m)

Smooth plastered and coved ceiling, UPVC double glazed window and door to rear. Tiled floor and part tiled walls. There is a range of base and eye level units with work surfaces and inset sink and drainer. Space and plumbing for appliances. Radiator.

Bathroom

Smooth plastered and coved ceiling, UPVC obscured window to side, vinyl flooring and tiled walls. White bath with shower and shower screen. White WC and wash hand basin in vanity cupboard.

Bedroom

11'06 x 7'05 (3.51m x 2.26m)

Smooth plastered and coved ceiling, UPVC double glazed windows to front and side, wood effect flooring and radiator.

Rear Garden

Commences with a patio and leads to mainly laid to lawn with shrub and tree boarders. Sade gate to drive and detached garage. Garage has electric door, power and light.

Front

Commences with a feature dwarf wall and is mainly laid to lawn with flower and shrub boarders. Parking and drive to detached garage.

Additional information

Tenure: Freehold

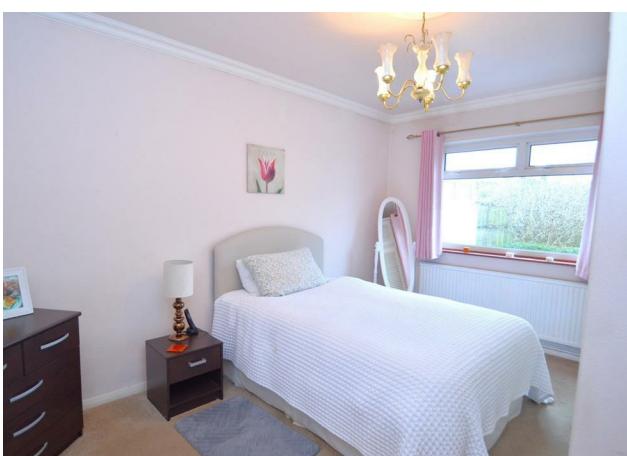
Council: Rochford District Council

Council Tax Band: C

Agency 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.



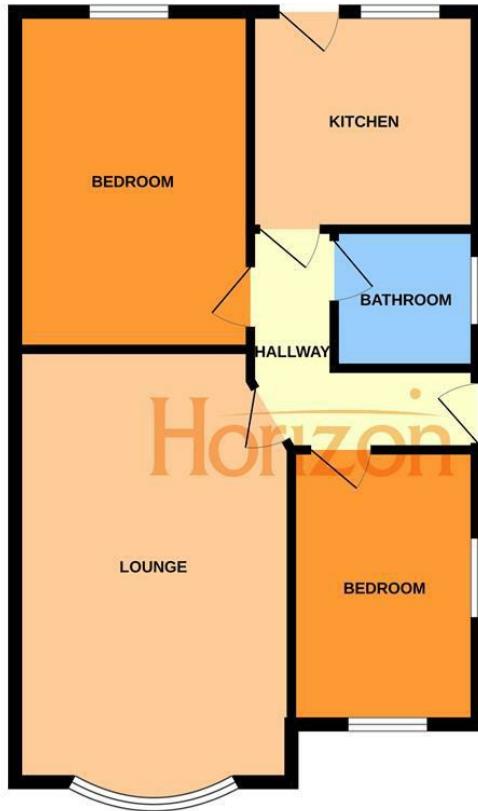
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GROUND FLOOR
610 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.6 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		
	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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