

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Spencer Gardens, Rochford, SS4 1TJ Offers In Excess Of £385,000

Horizon Estate Agents are pleased to offer to market this modern, extended, three bedroom semi-detached bungalow. The property comprises of three good-sized bedrooms, a 17'5 x 9'5 recently fitted kitchen/diner, a 16'0 x 9'8 Lounge and a modern bathroom suite. Further benefits include a rear garden with a patio seating area and summerhouse, a garage and a driveway providing off-street parking for 3-4 cars. Located within walking distance to local schools, shops and transport links. Internal viewing is essential.

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horizonestates.co.uk



rightmove

onTheMarket.com

Hallway

Obscured double glazed entry door, loft hatch, power points, wood effect flooring, smooth plastered ceiling.

Bedroom

8'5 x 7'5 (2.57m x 2.26m)

UPVC double glazed window to front aspect, radiator, power points, wood effect flooring, smooth plastered ceiling.

Bedroom

12'8 x 9'9 (3.86m x 2.97m)

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

Bathroom

Three piece suite comprising of a panelled bath with shower over, vanity wash hand basin, low level W.C, obscured UPVC double glazed window to side aspect, tiled walls and flooring, smooth plastered ceiling.

Bedroom

10'10 x 8'5 (3.30m x 2.57m)

UPVC double glazed door to side aspect, radiator, power points, wood effect flooring, smooth plastered ceiling.

Lounge

16'0 x 9'8 (4.88m x 2.95m)

Radiator, carpeted, power points, smooth plastered ceiling, opening to:

Kitchen/Diner

17'5 x 9'4 (5.31m x 2.84m)

Range of eye and base level units with work surfaces over, integrated fridge freezer, integrated dishwasher, integrated four ring electric hob with extractor hood over, integrated oven, composite sink drainer unit with mixer tap, UPVC double glazed skylight, UPVC double glazed bi-fold doors to rear garden, radiator, air-conditioning unit, power points, wood effect flooring, smooth plastered ceiling.

Rear Garden

Paved patio seating area, laid to lawn, summerhouse with power, access to garage, side access to the front of the property.

Garage

Up and over door, further door leading to rear garden.

Front of Property

Paved driveway providing off-street parking for 3-4 cars.

Additional Information

Tenure: Freehold

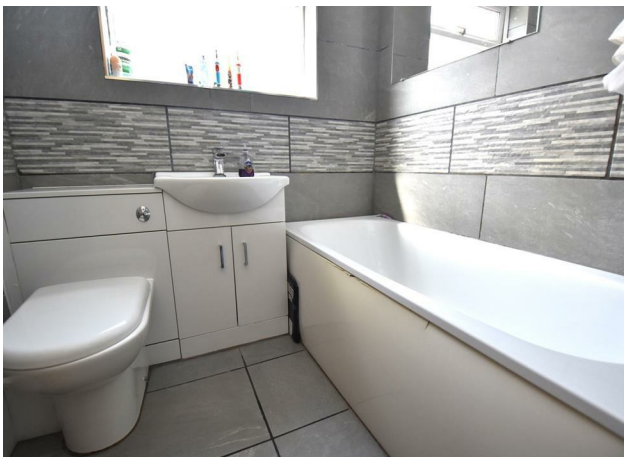
Council: Rochford District Council

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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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.