01702 411 000
42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon
your local property experts

Oxford Road, Rochford, SS4 1TD
£350,000

*** SOLD PRIOR TO HITTING THE OPEN MARKET***

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Entrance Hall
Obscured upvc double glazed entrance door, textured ceiling, power points, radiator, laminated flooring.

Bedroom One
12'5' x 11'10 (3.78m' x 3.61m)
Upvc double glazed window to front aspect with fitted shutters, textured ceiling, fitted wardrobe, power points, radiator, carpeted.

Bedroom Two
12'6 (into bay)' x 9'9 (3.81m (into bay)' x 2.97m)
Upvc double glazed bay window to front aspect with fitted shutters, textured ceiling, radiator, power points, carpeted.

Lounge
12'10' x 12'7 (3.91m' x 3.84m)
Upvc double glazed french doors to rear aspect, upvc double glazed windows to rear aspect, coving to smooth plastered ceiling, radiator, power points, wood flooring.

Bathroom
Three piece suite comprising vanity unit wash hand basin, close coupled w/c. walk in shower cubicle, upvc obscured double glazed window to side aspect, smooth plastered ceiling with spotlights, heated towel rail, tiled walls, laminated flooring.

Kitchen/Diner
16'10' x 9'2 (5.13m' x 2.79m)
A range of eye and base level units with working surfaces over, inset sink with drainer unit, washing machine, fridge freezer, oven, tiled splashback walls, upvc double glazed windows to rear aspect, upvc double glazed door to rear aspect, smooth plastered ceiling, skylight, power points, laminated flooring.

Rear of Property
Commencing with paved patio area remainder Laid to lawn with tree and shrub boarders. Side access to the front of the property.

Front of Property
Paved driveway proving off street parking for two vehicles.

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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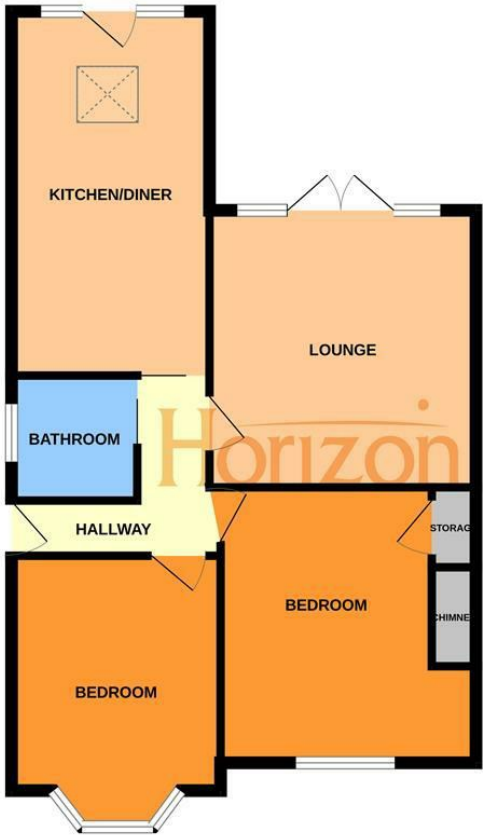
GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.9 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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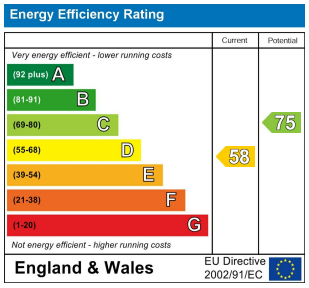

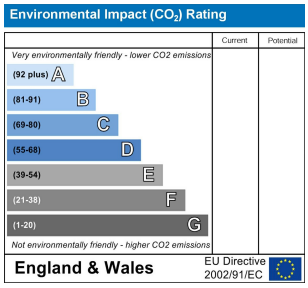

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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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