

# 01702 411 000

42 Hedingham Place  
Rochford, Essex, SS4 1UP

# Horizon

*your local property experts*



## Southend Road, Rochford, SS4 1HQ £1,500 Per Calendar Month

Horizon Estate Agents are delighted to offer to the rental market this spacious three bedroom semi-detached bungalow. The property comprises of three double bedrooms, 14'5 x 13'7 Lounge, a fitted kitchen and a shower room. Further benefits include a good-sized rear garden and a paved driveway providing ample off-street parking. Located within walking distance to Rochford Railway Station, local bus links, shops and schools. Internal viewing is essential.

### Entrance Hallway

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

### Lounge

14'5 into bay x 13'7 (4.39m into bay x 4.14m)

UPVC double glazed bay window to front aspect, obscured painted window to side aspect, electric feature fireplace, radiator, power points, wood effect flooring, coved textured ceiling.

### Bedroom

12'9 x 11'1 (3.89m x 3.38m)

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

### Bedroom

11'0 x 10'9 (3.35m x 3.28m)

UPVC double glazed window to side aspect, storage cupboard, radiator, power points, carpeted, textured ceiling.

### Bedroom/Dining Room

12'9 x 11'1 (3.89m x 3.38m)

UPVC double glazed French Doors to rear garden, radiator, power points, wood effect flooring, smooth plastered ceiling.

### Shower Room

Three piece suite comprising of a shower unit, vanity wash hand basin, low level W.C, heated towel rail, obscured UPVC double glazed window to rear aspect, partly tiled walls, wood effect flooring, smooth plastered ceiling.

### Kitchen

12'9 x 9'1 (3.89m x 2.77m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit with mixer tap, four ring electric hob with extractor hood over, integrated oven and grill, space for fridge freezer, space and plumbing for washing machine, UPVC double glazed door to rear garden, obscured UPVC double glazed window to rear aspect, power points, tile effect flooring, smooth plastered ceiling.

### Rear Garden

Paved patio seating area, decked seating area, laid to lawn with tree and shrub borders, shed, side access to the front of the property.

### Front of Property

Paved driveway providing ample off street parking, front garden laid to lawn.

### Additional Information

Council: Rochford District Council

Tax Band: C

Tenancy Length: 6 months

Rent: £1,500 pcm

Deposit: £1730

### Agents Note

You must supply us with the following information, before we can run reference checks on you. We require this information from all parties that are contributing to the rent. If a Guarantor is required, we also need this information.

Information we require - ID (Passport and driving license) - Most recent P60 - Last 3 months Bank statements (your last years accounts if self-employed) - A copy of your credit report. (This can be obtained by Equifax, Experian)

Once all of the above has been received we will then email you our referencing form, which must be completed and returned to us before any referencing can be commenced. Please be aware that the property will remain on the market until we have all the above information and you have passed referencing. Once we receive your holding deposit of £100, the property will be withdrawn from the market. You will be offered insurance, which you have no obligation to take. If you decide to take insurance the amount of commission we will receive will depends on the size of the policy/policies taken.





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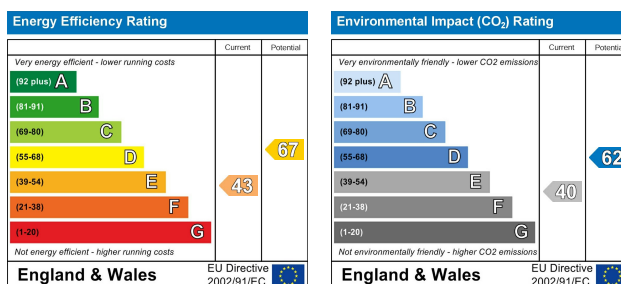
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TOTAL APPROX. FLOOR AREA 830 SQ.FT. (77.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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