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42 Hedingham Place
Rochford, Essex, SS4 1UP

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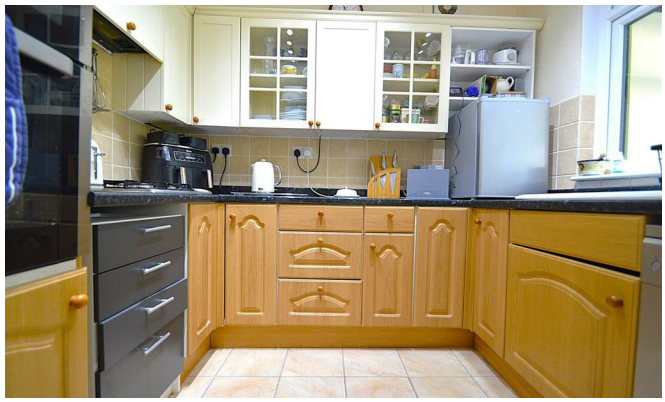

Ashingdon Road, Rochford, SS4 3DR
Offers In Excess Of £360,000

Horizon Estate Agents are pleased to bring to the property market this spacious three bedroom semi detached house. Situated in in Ashingdon village and being close to local shops, bus route and local schools. The property has a lounge/diner 28'9 x 11'6, fitted Kitchen, conservatory 15'2 x 11'4 which overlooks the rear garden which is ideal for entertaining. There are three bedrooms and a modern first floor wet room. This property has additional benefits such as downstairs WC, utility room, workshop and ample parking. This property has the potential and space to alter the layout to open plan with a separate reception, although the lounge/diner and conservatory are very good sizes. GREAT POTENTIAL, NOT ONWARD CHAIN, VIEWING STRONGLY ADVISED.

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UPVC entrance door and windows to:

Entrance Porch
Tiled floor and storage cupboard. Doors to:

Cloakroom
Smooth plastered ceiling, UPVC obscured glazed window to side, tiled flooring and panelled walls. White WC and wash hand basin. Half glazed door to:

Hallway
Wood effect flooring, stairs to first floor with cupboards under. Radiator. Folding door to:

Lounge/dining room
28'9 x 11'6 (8.76m x 3.51m)
UPVC square bay window to font and patio doors to rear leading to the conservatory. wood effect flooring, electric fire and surround. Built in cupboards and radiators. Lift to first floor rear bedroom. Opening to:

Kitchen
9'2 x 6'8 (2.79m x 2.03m)
Textured ceiling, UPVC window to rear, part tiled walls and tiled flooring. There is a range of base and eye level units with work surfaces and inset sink and drainer. Integrated oven and hob.

Conservatory
15'2 x 11'4 (4.62m x 3.45m)
UPVC windows and double doors to rear. Vinyl flooring, vaulted roof and radiator.

Utility Room
13'3 x 11'4 (4.04m x 3.45m)
Tiled flooring. There is a range of base and eye level units with work surface and inset sink and drainer. There is space and plumbing for appliances. Door to:

Storage/workshop
Power and light with door to front.

First Floor Landing
UPVC window to side, wood effect flooring and loft access.

Wet room
UPVC obscured windows to rear. Tiled walls and vinyl flooring. White WC and wash hand basin. Shower. Heated towel rail and radiator.

Bedroom
11'8 x 10'2 (3.56m x 3.10m)
UPVC window to rear, textured ceiling, carpeted and radiator. Access for lift.

Bedroom
16'2 x 8'6 (4.93m x 2.59m)
UPVC square bay window to front, textured ceiling, wood effect flooring, built in cupboards and radiator.

Bedroom
9'6 x 7'4 (2.90m x 2.24m)
UPVC square bay window to front, textured ceiling, wood effect flooring, built in cupboards and radiator.

Rear Garden
The rear garden commences with a pergola and decking and lawn with flower beds. There is a raised area to the rear of the garden with summer house. shed and various miniature fruit trees including cherry, plumb, pear and apple. There are various seating areas.

Front
The front is mainly paved providing ample off-street parking. There is a ramp leading to the front door and a side door to the workshop.

Additional Information
Tenure: Freehold
Council: Rochford District Council
Council Tax: 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
APPROX. FLOOR
AREA 880 SQ.FT.
(81.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 481 SQ.FT.
(44.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1361 SQ.FT. (126.5 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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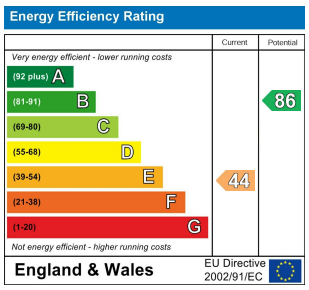

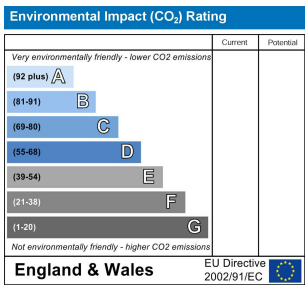

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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