

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

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your local property experts



Ashingdon Road, Rochford, SS4 1RS
£450,000

Horizon Estate Agents are delighted to offer to market this immaculately presented, three bedroom semi-detached family home. The property comprises of a modern, high specification kitchen/diner, 14'5 x 12'2 lounge, three good-sized bedrooms and a family bathroom. Further benefits include an approximately 70' West facing rear garden, newly fitted carpets to the first floor and a recently laid driveway providing ample off-street parking. Located within walking distance to local schools, shops and transport links. Internal viewing is essential.

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Hallway

Frosted double glazed composite entry door, stairs to the first floor, under stairs storage cupboard, radiator, power points, wood effect flooring, smooth plastered ceiling .

Lounge

14'5 x 12'2 (4.39m x 3.71m)

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

Kitchen/Diner

18'5 x 9'6 (5.61m x 2.90m)

Range of eye and base level units with oak work surfaces over, ceramic sink drainer unit with mixer tap, 5 ring gas hob with extractor hood over, integrated oven, integrated fridge freezer, integrated washing machine, integrated dishwasher, breakfast bar, UPVC double glazed sliding doors to rear garden, radiator, power points, karndean flooring, smooth plastered ceiling.

First Floor Landing

UPVC double glazed window to side aspect, loft hatch, power points, carpeted, smooth plastered ceiling.

Bathroom

Three piece suite comprising of a panelled bath with shower head over, vanity wash hand basin, close coupled W.C, heated towel rail, obscured UPVC double glazed window to rear aspect, laminate flooring, smooth plastered ceiling.

Bedroom One

12'6 x 10'11 (3.81m x 3.33m)

UPVC double glazed window to rear aspect, radiator, power points, carpeted, smooth plastered ceiling.

Bedroom Two

11'6 x 11'5 (3.51m x 3.48m)

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

Bedroom Three

8'4 x 7'7 (2.54m x 2.31m)

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

Rear Garden

Stoned seating area, mainly laid to lawn, tree and shrub borders, paved seating area, shed, side access to the front of the property.

Front of Property

Stoned driveway providing off-street parking for 2-3 vehicles.

Additional Information

Tenure: Freehold

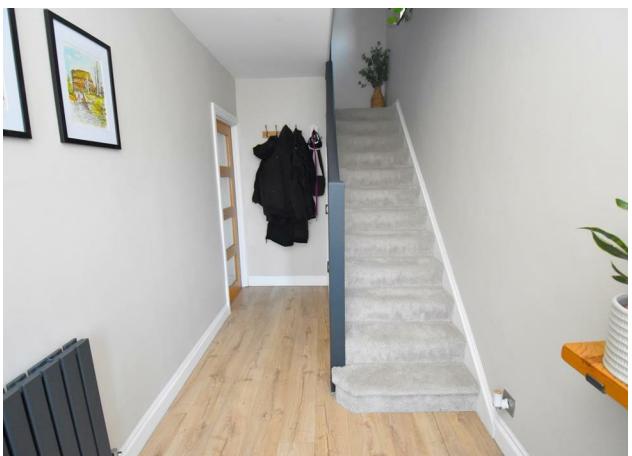
Council: Rochford District Council

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.



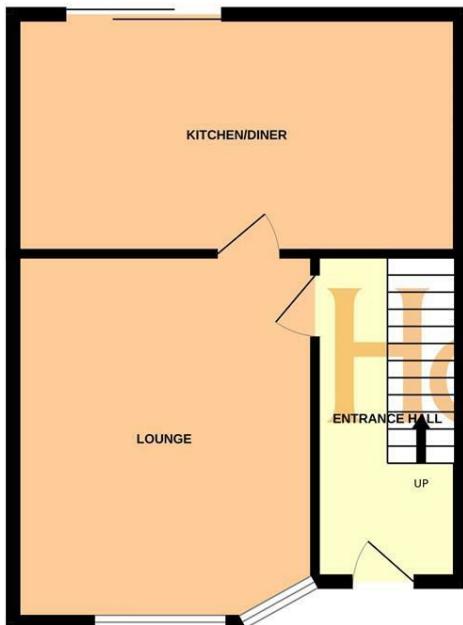
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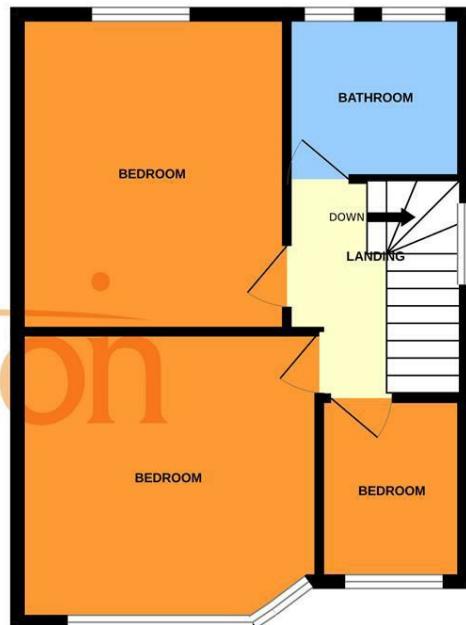
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GROUND FLOOR



1ST FLOOR



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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