

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



Braxted Close, Rochford, SS4 1UN

£355,000

Horizon Estate Agents are delighted to offer to market this modern, beautifully presented and extended three bedroom end of terrace property, located in a quiet cul-de-sac location. The property comprises of three good-sized bedrooms, bright and spacious, fitted kitchen with spacious dining area and a modern bathroom suite fitted in 2024. The property has also benefited from a full re-wire in 2022, new radiators and boiler in 2024, new carpets in 2024 and a new flat roof to the extension in 2024 (with a 25 year guarantee). Located within walking distance to local schools, shops and transport links. Internal viewing is essential.

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Hallway

Obscured UPVC double glazed entry door, stairs to first floor, radiator, wood effect flooring, textured ceiling.

Lounge

18'8 x 10'8 (5.69m x 3.25m)

UPVC double glazed window to front aspect, feature gas fireplace, under stairs storage cupboard, radiators, power points, wood effect flooring, textured ceiling.

Kitchen/Diner

18'2 x 14'8 (5.54m x 4.47m)

Kitchen - A range of eye and base level units with work surfaces over, inset stainless steel sink drainer unit, 5 ring Neff gas hob with Neff extractor hood over, integrated Neff double oven, space for fridge freezer, space and plumbing for washing machine, power points, tiled flooring, textured ceiling.

Dining Area- UPVC double glazed French doors to rear garden, UPVC double glazed window to side aspect, radiator, power points, tiled flooring, textured ceiling.

First Floor Landing

Loft hatch, carpeted, textured ceiling.

Bathroom

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

Bedroom One

16'8 x 8'8 (5.08m x 2.64m)

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

Bedroom Two

9'1 x 8'8 (2.77m x 2.64m)

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

Bedroom Three

13'5 x 5'9 (4.09m x 1.75m)

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

Rear Garden

Paved patio seating area, laid to lawn with flower bed border, shed, bike storage shed, side access to the front of the property, gate to rear providing rear access.

Front Garden

Laid to lawn, pathway leading to front entrance.

The property has benefited from the following work

Full Re-Wire in 2022

New Flat Roof to Extension in 2024 (25 year guarantee)

New Radiators Throughout and New Boiler in 2023

New Bathroom in 2024

New Carpets in 2024

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
APPROX. FLOOR
AREA 522 SQ.FT.
(48.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 412 SQ.FT.
(38.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 934 SQ.FT. (86.8 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			(92 plus) A			
(81-91) B			(81-91) B			
(69-80) C			(69-80) C			
(55-68) D			(55-68) D			
(39-54) E			(39-54) E			
(21-38) F			(21-38) F			
(1-20) G			(1-20) G			
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		
						

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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