

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

Horizon
your local property experts



Cambridge Gardens, Rochford, SS4 3AU
£375,000

Horizon Estate Agents are pleased to present this extended Three bedroom semi detached bungalow. Situated within a very popular location providing easy access to local shops and bus routes. This property benefits from Three good sized bedrooms, a modern fitted shower room, Two reception rooms and a modern fitted kitchen. Externally the property has a rear garden, a covered car port and ample off road parking to the front.

sales@horizonestates.co.uk
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 The Property
Ombudsman

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Entrance hall

Upvc obscured double glazed entrance door, textured ceiling, loft access, radiator, power points, tiled flooring.

Bedroom One

13'5" x 10'7" (4.09m' x 3.23m)

Upvc double glazed window to front aspect, textured ceiling, radiator, power points, carpeted.

Bedroom Two

9'3" x 9'2" (2.82m' x 2.79m)

Upvc double glazed window to front aspect, textured ceiling, radiator, power points, carpeted.

Shower Room

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

Bedroom Three

9'2" x 8'10" (2.79m' x 2.69m)

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

Lounge

Upvc double glazed electric velux window with fitted shutter, coving to textured ceiling, radiator, power points, wood flooring.

Dining Room

10'7" x 8'2" (3.23m' x 2.49m')

Upvc double glazed window to rear aspect, coving to textured ceiling, radiator, power points, wood flooring.

Kitchen

9'2" x 8'2" (2.79m' x 2.49m')

A range of eye and base level units with working surfaces over, inset sink with drainer unit, inset four ring induction hob with extractor over, integrated oven, space and plumbing for appliances, upvc double glazed window to rear aspect, textured ceiling, tiled walls, power points, tiled flooring.

Rear of property

Side access, patio area, laid to lawn with shrub borders.

Front of property

Block paving providing off road parking.

Additional Information

Tenure: Freehold

Council: Rochford District Council

Tax Band: C

Agent Notes

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.



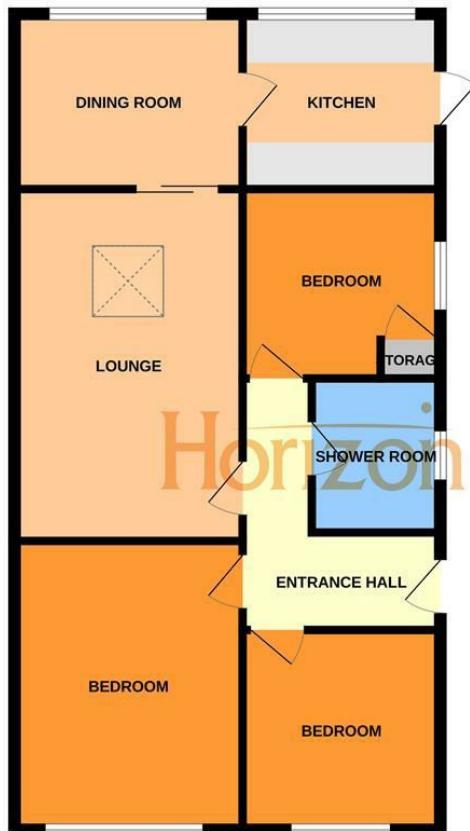
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GROUND FLOOR
750 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.6 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.
Made with Metropex G2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		88
(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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