

01702 411 000

42 Heddingham Place
Rochford, Essex, SS4 1UP

Horizon

your local property experts



The Bramleys, Rochford, SS4 3BA £285,000

Horizon Estate Agents are delighted to present this one-bedroom semi-detached bungalow, located in a highly desirable cul-de-sac and offering excellent potential to extend (subject to planning permission). The accommodation includes a spacious double bedroom, two versatile reception rooms, a conservatory, a fitted kitchen, and a shower room. Externally, the property benefits from a well-maintained rear garden, a garage, and a paved driveway providing generous off-street parking. Conveniently situated close to local shops, schools, and transport links, this property is offered to the market with no onward chain. Internal viewing is essential.

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Porch

UPVC double glazed entry door, radiator, carpeted, further door leading to:

Lounge

18'6 max x 17'7 max (5.64m max x 5.36m max)

UPVC double glazed windows to front and side aspects, electric feature fireplace, radiators, power points, carpeted, textured ceiling with panelling.

Kitchen

8'5 x 7'9 (2.57m x 2.36m)

Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, integrated oven, integrated 4 ring gas hob with extractor hood over, space and plumbing for washing machine, UPVC double glazed window to side aspect, UPVC double glazed door to side aspect, radiator, tiled walls and flooring, power points.

Hallway

Loft hatch, storage cupboard, carpeted, textured ceiling.

Shower Room

Three piece suite comprising of a shower unit, wash hand basin, close coupled W.C, heated towel rail, obscured UPVC double glazed window to side aspect, tiled walls and flooring.

Bedroom

15'5 (into wardrobe) x 9'9 (into wardrobe) (4.70m (into wardrobe) x 2.97m (into wardrobe))

UPVC double glazed window to rear aspect, fitted wardrobes, radiator, power points, carpeted.

Dining Room

8'8 x 7'2 (2.64m x 2.18m)

Storage cupboards, radiator, power points, carpeted.

Conservatory

16'6 x 7'10 (5.03m x 2.39m)

UPVC double glazed French Doors to rear garden, UPVC double glazed windows to side and rear aspects, radiators, power points, carpeted.

Loft

Pull Down Ladder. Fitted storage cupboards, power points, carpeted. Potential To Extend STPP.

Rear Garden

Mainly laid to lawn, flower bed borders paved patio seating area, side access to the front, access to the garage.

Garage

Up and over door, door to rear garden.

Front of Property

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

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



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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