01702 411 000
42 Hedingham Place
Rochford, Essex, SS4 1UP

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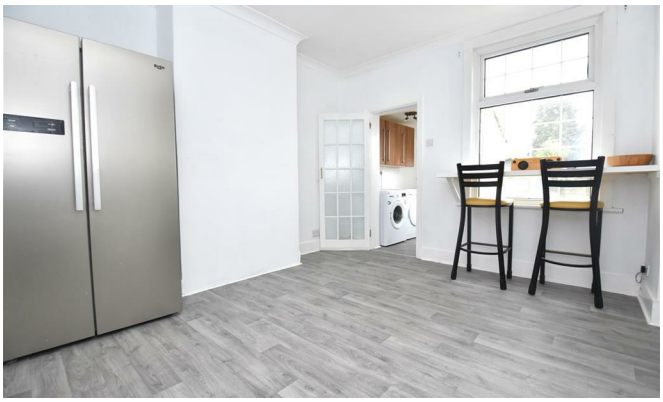

Richmond Avenue, Southend-On-Sea, SS3 9LE
Offers In Excess Of £300,000

Horizon Estate Agents are pleased to present this charming and generously proportioned two-bedroom semi-detached home, ideally located in a highly sought-after area. The accommodation comprises two double bedrooms, two reception rooms, a newly fitted kitchen, a separate utility room, and a family bathroom. The property has been recently refreshed with new carpets and vinyl flooring throughout.

Externally, the home benefits from an attractive rear garden measuring approximately 80 feet in length, featuring patio seating areas ideal for outdoor entertaining. To the front, a paved driveway provides convenient off-street parking for one vehicle.

Ideally situated within walking distance of both Shoeburyness High School & Richmond Primary School, local shops, the seafront, and bus routes, the property also offers easy access to both Thorpe Bay and Shoeburyness railway stations.

Internal viewing is essential.

In accordance with the 1979 Estate Agency act, please be advised that one of the owners of this property are an employee of Horizon Estate Agents Ltd.

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Porch
UPVC double glazed entry door, UPVC double glazed windows to front aspect, tiled flooring, further obscured hardwood entry door leading to:

Hallway
Newly carpeted stairs to first floor, under stairs storage cupboard, radiator, power points, new vinyl flooring, smooth plastered ceiling.

Lounge
13'4 x 11'7 (4.06m x 3.53m)
Double glazed 'Georgian Style' windows to front aspect, feature cast iron fireplace with decorative tiling and mantle over, 2x radiator, power points, new carpets, textured ceiling.

Dining Room
12'1 x 10'11 (3.68m x 3.33m)
Double glazed 'Georgian Style' window to rear aspect, Fridge Freezer to remain, breakfast bar, radiator, power points, new vinyl flooring, smooth plastered ceiling.

Kitchen
8'10 x 6'4 (2.69m x 1.93m)
Double glazed 'Georgian Style' window to rear aspect. Newly fitted kitchen. Range of eye and base level units with work surfaces over, stainless steel sink drainer unit, integrated four ring electric hob with extractor hood over, integrated oven, integrated dishwasher, power points, new vinyl flooring, smooth plastered ceiling.

Utility Room
9'6 x 4'1 (2.90m x 1.24m)
Space and plumbing for washing machine, space for tumble dryer, eye level units providing storage space, new vinyl flooring, double glazed windows to side and rear aspects, UPVC double glazed door to rear garden, tiled walls, new vinyl flooring, smooth plastered ceiling.

First Floor Landing
New carpet, smooth plastered ceiling.

Bedroom One
14'2 x 10'10 (4.32m x 3.30m)
Double glazed 'Georgian Style' window to front aspect, storage cupboard housing the boiler, fitted wardrobes, radiator, power points, new carpets, textured ceiling.

Bedroom Two
12'0 x 9'9 (3.66m x 2.97m)
Double glazed 'Georgian Style' window to rear aspect, radiator, power points, vinyl flooring, smooth plastered ceiling.

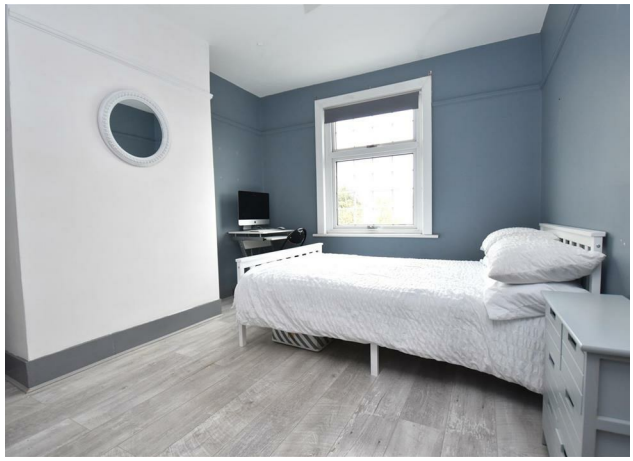
Bathroom
Three piece suite comprising of a panelled bath with shower head over, vanity wash hand basin, low level W.C, fitted storage cupboard, loft hatch, obscured double glazed 'Georgian Style' window to rear aspect, vinyl flooring, textured ceiling.

Rear Garden
Approx 80'. Commencing paved patio seating area, mostly laid to lawn, Palm trees, further paved patio seating area with flower bed borders. Side access to the front of the property.

Front of Property
Driveway providing off-street parking for 1 car.

Additional Information
Tenure: Freehold
Council: Southend-On-Sea City 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.



BUSH
A++

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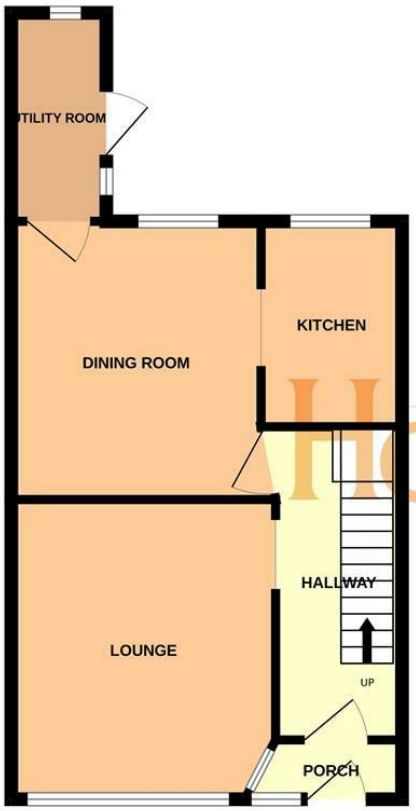
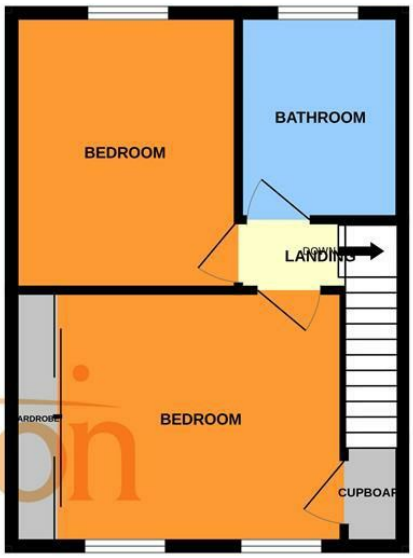
GROUND FLOOR



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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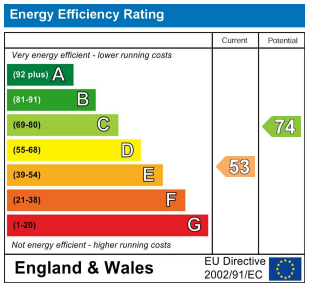

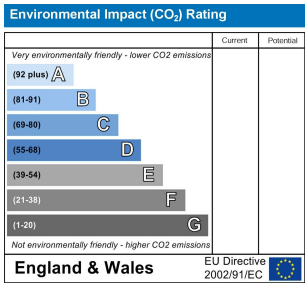

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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