

01702 411 000

42 Hedingham Place
Rochford, Essex, SS4 1UP

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your local property experts



**Prince Avenue, Westcliff-On-Sea, SS0 0JP
Offers In Excess Of £350,000**

Horizon Estate Agents are delighted to offer to market this spacious and well maintained three bedroom, end of terrace house. The property comprises of three good-sized bedrooms, a four piece suite family bathroom, 25'9 x 11'7 Lounge/Diner, fitted kitchen, ground floor W.C and a 17'9 x 7'10 conservatory. Further benefits include both front and rear gardens and a detached garage with power, providing an off-street parking space. Located within walking distance to local schools, shops and bus links. Internal viewing is essential.

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Porch

UPVC double glazed entry door, further hardwood door leading to:

Hallway

Stairs to first floor, under stairs storage cupboard, radiator, wood effect flooring, smooth plastered ceiling.

Lounge/Diner

25'9 x 11'7 (7.85m x 3.53m)

UPVC double glazed window to front aspect, electric feature fireplace, 2x radiators, power points, wood effect flooring, coved textured ceiling.

Kitchen

11'8 x 6'9 (3.56m x 2.06m)

Range of eye and base level units with work surfaces over, integrated 4 ring gas hob with extractor hood over, integrated oven, ceramic sink drainer unit with mixer trap, space for fridge freezer, UPVC double glazed window to rear aspect, power points, wood effect flooring, textured ceiling.

Conservatory

17'9 x 7'10 (5.41m x 2.39m)

UPVC double glazed door to rear garden, UPVC double glazed windows to rear aspect, space and plumbing for washing machine, radiator, power points, tiled flooring, smooth plastered ceiling.

W.C.

Two piece suite comprising of a close coupled W.C, vanity wash hand basin, obscured UPVC double glazed windows to side and rear aspects, wood effect flooring, smooth plastered ceiling.

First Floor Landing

Obscured UPVC double glazed window to side aspect, storage cupboard, wood effect flooring, textured ceiling.

Bedroom One

14'5 x 10'7 (4.39m x 3.23m)

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

Bedroom Two

11'10 x 10'7 (3.61m x 3.23m)

UPVC double glazed window to rear aspect, radiator, power points, wood effect flooring, coved textured ceiling.

Bedroom Three

8'5 x 6'9 (2.57m x 2.06m)

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

Family Bathroom

Four piece suite comprising of a panelled bath with shower head over, shower cubicle, close coupled W.C, vanity wash hand basin, obscured UPVC double glazed windows to side aspect, radiator, tiled walls, loft hatch, wood effect flooring, textured ceiling.

Rear Garden

Paved patio seating areas, laid to lawn, side access to the front of the property, rear access, access to:

Detached Garage

Up and over door, power points, space for a car, shelving for storage.

Front of Property

Laid to lawn with tree and shrub borders.

Additional Information

Tenure: Freehold

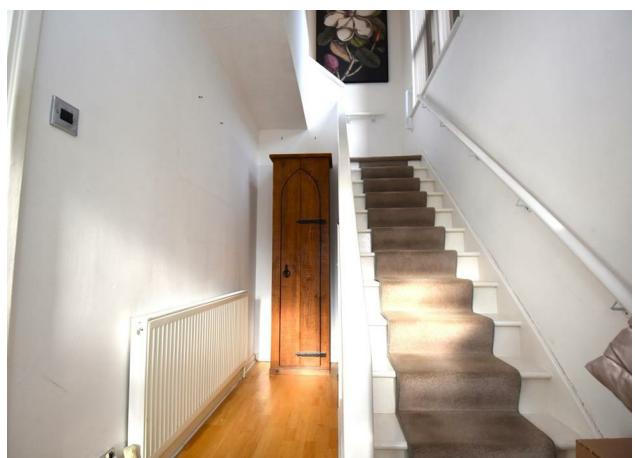
Council: Southend-On-Sea City Council

Tax Band: B

Agents 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.



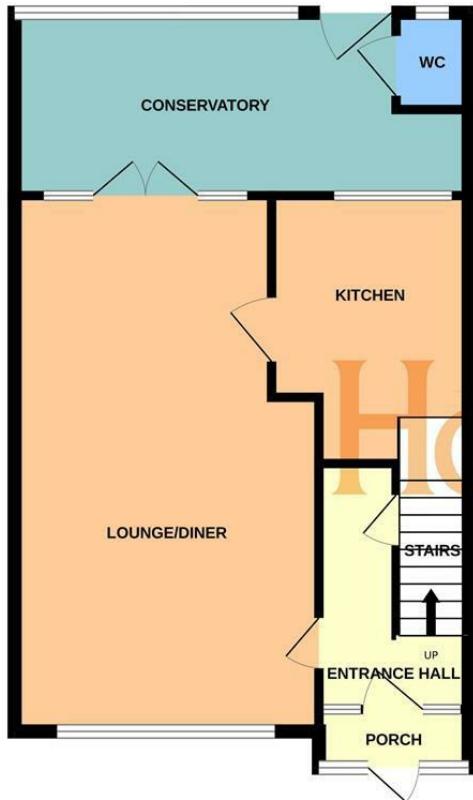
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GROUND FLOOR



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	63	73
(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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