

01702 411 000

42 Heddingham Place  
Rochford, Essex, SS4 1UP

Horizon

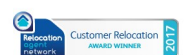
*your local property experts*



## Spencer Gardens, Rochford, SS4 1TJ Offers In Excess Of £340,000

Horizon Estate Agents are pleased to bring to market this well maintained two bedroom semi-detached bungalow in a sought after location. The property comprises for two good-sized bedrooms, a modern fitted bathroom and kitchen, a spacious lounge/diner and a lean-to. The property also benefits from a large rear garden with a summer house, a detached garage and a driveway with off-street parking for multiple vehicles. Located within walking distance of local schools, transport links and amenities. Internal viewing is essential.

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### **Entrance Hallway**

Obscured double glazed entry door, access to the loft, wood effect flooring, smooth plastered ceiling

### **Bedroom**

8'5 x 7'5 (2.57m x 2.26m)

Double glazed window to front aspect, radiator, power points, wood effect flooring, smooth plastered ceiling

### **Bedroom**

13'1 x 10'4 (3.99m x 3.15m)

Double glazed bay window to front aspect, fitted air con unit, radiator, power points, wood effect flooring, smooth plastered ceiling

### **Bathroom**

Three piece modern white suite comprising of a panelled bath with shower over, wash hand basin with vanity unit, low level W.C., obscured double glazing to side aspect, tiled walls, tiled flooring, smooth plastered ceiling

### **Kitchen**

10'1 x 8'6 (3.07m x 2.59m)

Range of eye and base level units with work surfaces over, ceramic sink drainer unit with mixer tap, integrated split level oven and hob, integrated fridge freezer, double glazed window to rear aspect, radiator, power points, partly tiled walls, wood effect flooring, smooth plastered ceiling

### **Lounge**

16'0 x 9'10 (4.88m x 3.00m)

Double glazed french doors to lean to, radiator, power points, wood effect flooring, smooth coved ceiling

### **Lean To**

19'7 x 9'8 (5.97m x 2.95m)

Single glazed with door to rear garden, space and plumbing for washing machine, radiator, power points, carpet.

### **Rear Garden**

West facing, mainly laid to lawn with tree and shrub borders, patio area, summer house

### **Summer House**

14'9 x 14'9 (4.50m x 4.50m)

Currently being used as a games room, but potential to make into a home office or gym. Power points, carpet.

### **Garage**

Detached garage with space for 1 vehicle

### **Front of Property**

Block paved driveway providing off-street parking for multiple vehicles, side access to detached garage and rear garden.

### **Additional Information**

Tenure: Freehold

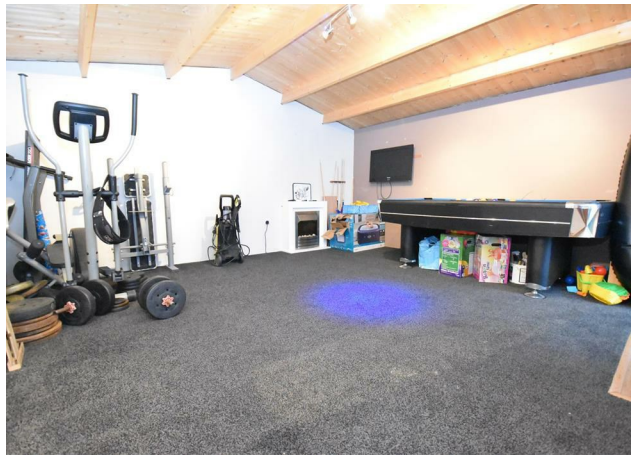
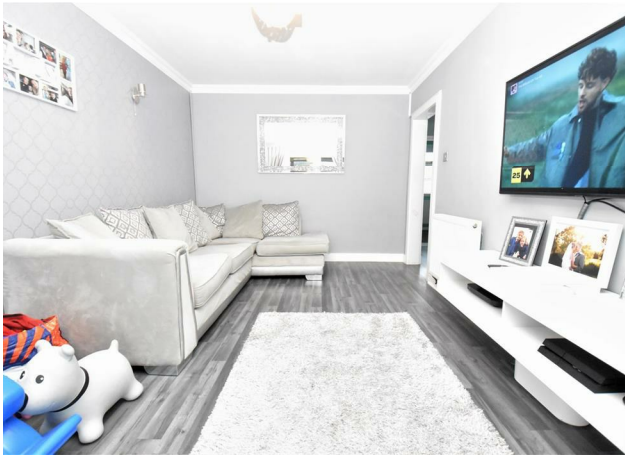
Council: Rochford District Council

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.



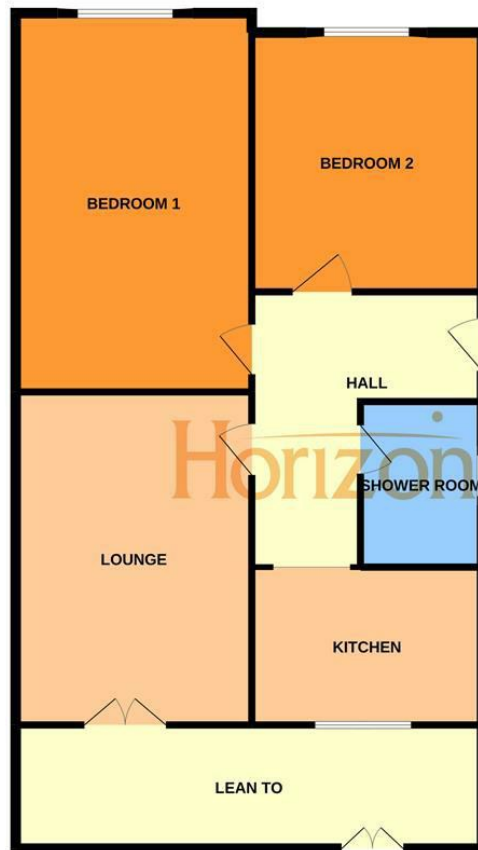
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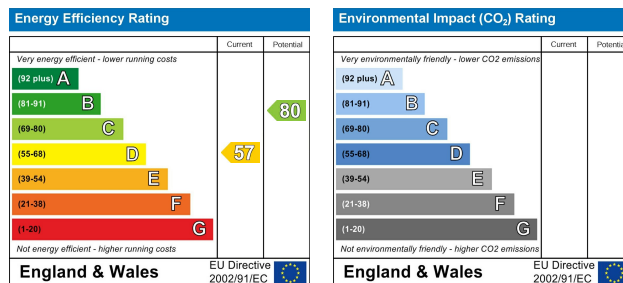
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GROUND FLOOR



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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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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